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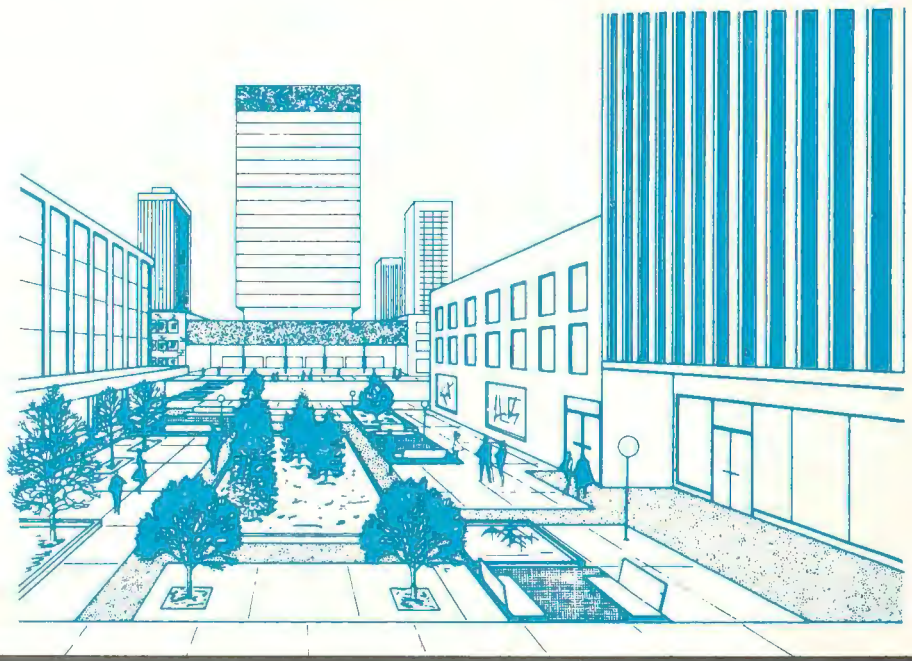

COMMUNITY PLANNING Review Revue CANADIENNE D'URBANISME

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COVER COMMENT

If an intriguing night skyline is the metropolis status symbol, Edmonton has it. Ten years ago only the Alberta Legislative Building dome (left) reached for the sky. Now it looks up to many taller buildings, including those in the exciting Civic Centre development (left). For a planner's view of what's happening in Canada's fastest-growing city, see page 5.

PREVIEW

CANADA'S government leaders aren't the only ones concerned with rebuilding a constitution these days. Although hardly a match for the nationally-televised February meeting of prime ministers in Parliament Hill's West Block, CPAC's Thinking Conference last June at Saint-Benoit-du-Lac set in motion the machinery for revising this Association's national constitution.

Since then, good progress has been made. National Council has considered a draft which begins, naturally, with the Statement of Objectives adopted at CPAC's 1967 annual general meeting. Like the politicians, however, our Councillors have found that a constitution just can't be rewritten overnight. Before presenting it for approval of the membership, a special constitutional committee will put its collective legal mind to work on the amended draft.

"The objective of CPAC is to improve the quality of the environment in which people live," states the first sentence of this proposed constitution. We believe that comprehensive long-range planning, involving more co-ordination among various levels of government, is essential in dealing with the challenges of urban growth. The problems cannot be dealt with entirely by governments, however; commitments of whole societies must surely be met partly by governmental and partly by private action. We are convinced that this Association, composed of volunteer citizens from all walks of life, has a unique and vitally important role to play in the Canadian planning process.

Just who are these volunteer citizens? National Council wants to find out more precisely. This year a CPAC membership survey will be conducted, designed to determine members' occupations, backgrounds, interests, involvement in planning and opinions on how CPAC might be improved. Your co-operation in completing the forthcoming questionnaire will help clarify our present status and, hopefully, point to more effective Association action.

Meantime, it is encouraging to note how CPAC divisions and branches right across Canada are fulfilling their "catalytic role" in planning education—the Association's prime working objective for 1968. An excellent example of this type of activity in the adult education field is described in this issue, beginning on page 10. Arranged and conducted by CPAC's Quebec Division, this three-day study session on the province's new housing authority drew more than 500 delegates to Trois Rivières one very cold weekend last December.

A. T. P.

The President's page

THE CRUCIAL importance of developing and implementing sound Master Plans in all our Canadian communities has been stressed for many years by the Community Planning Association of Canada. But it is a fact, that for all our preaching, there are few Canadian towns and cities that are today in possession of truly useful Master Plans. And yet it seems to me axiomatic that in the absence of an imaginative and comprehensive Plan very little in the way of useful planning is likely to be accomplished by any community, large or small.

For one thing, not the least important of the possible uses of the Master Plan is its value as a piece of propaganda. This is a use, the importance of which has not escaped our great Canadian authority on planning, Professor James B. Milner, who wrote:

> People who have had much experience with the political problems of planning and development have observed the effect of lack of public understanding and support for planning programs. Whether or not a board or commission should be the primary director and promotor of planning in the municipality, there seems to be general agreement that it can serve a valuable purpose in enlightening the citizenry. Plans should be examined very carefully with this function of communication and inspiration in mind. They could represent a goal for community effort which general understanding and acceptance might make more attainable. In this connection a comparison (contrast?) of Professor Gordon Stephenson's"Redevelopment Study of Halifax, Nova Scotia, 1957" with any official plan in Ontario may be instructive. . .*

More than a decade has passed since the imaginative Stephenson Study was published. It had an immediate and dramatic effect in generating great redevelopment activity in the central core of Halifax. In the intervening years few, if any, Master Plans of cities and towns in Canada have come to my attention which remotely resemble the Stephenson Study in propaganda value alone. Too many that I have seen could be classed as technically competent but, on the whole, uninspiring documents unlikely to generate resounding citizen support for planning. It is no wonder that we in CPAC have been frustrated in our efforts to impress citizens with the importance and significance of the Master Plan in the planning process.

But now, at long last in Canada, an extraordinary fine Master Plan has been produced by the planning staff of the City of Edmonton, Alberta. Proposals and policies are presented in a beautiful volume containing some 170 pages of text, maps, diagrams, photographs and other imaginative illustrations. Entitled simply "General Plan", it is a wonderfully readable document, intended, as the preface states, as "a comprehensive document outlining the future growth of the City as determined by sound planning principles."

I shall leave it to others more knowledgeable than I am in the techniques of modern community planning to explain the specific accomplishments of the Edmonton General Plan. For me, this is more than satisfactory as an example of what all Master Plans should seek to achieve as a desirable piece of propaganda to arouse citizen enthusiasm for planning. Not the least important statement in the lengthy, but most readable text of the Edmonton General Plan is the statement that "The ultimate success of the General Plan depends upon public understanding, interest and support." And the authors of that statement go on to develop its meaning in a way that an enthusiast for the work of CPAC in Canada could only hope to emulate.

If, in the words of Professor Milner, plans should be examined very carefully with the function of communication and inspiration in mind, I can only conclude that on this score alone the Edmonton General Plan must be regarded by us in CPAC as a resounding success. It is not too much to hope that this splendid document may be the spark to ignite citizen interest and activity in planning, not alone in the Edmonton region, but throughout the whole of Canada.

R. Graham Murray, Q.C.,
National President, CPAC.

*Milner, J. B., *Community Planning*, U. of T. Press, 1963.

Fifteen years ago Edmonton's civic centre area was, to put it mildly, unimpressive. Only the stately Macdonald Hotel was worth a second glance. Today, even the addition to that hotel is dwarfed by new skyscrapers, and the downtown development program is by no means completed. CPAC's Alberta Division will sponsor a Provincial Planning Conference 29-30 April in Chateau Lacombe (lower left).

PLANNING EDMONTON'S FUTURE

By WALTER WALCHUK, B.Com., M.A. (Urban Affairs)

Senior Research Planner
Planning Department, City of Edmonton

BASED ON the latest federal census, Edmonton is proportionately the fastest growing major metropolitan area in Canada. The City of Edmonton's present yearly expansion rate of 12,500 new residents means that 350 acres of new land for residential use, 200 acres for industry, 250 acres for parks, schools and other public facilities, 60 acres for commercial facilities and 200 acres for new roadways are required each year. In addition to devising effective plans for newly developing areas, Planning Director S. C. Rodgers and his staff of 60 are involved in guiding changes in land use and density throughout the developed parts of Alberta's capital city.

GENERAL PLAN

Last fall a General Plan for the City of Edmonton was published. This 170-page document contains statements of objectives, which are basic social and economic goals for the City, and principles or fundamental policies that must be applied in order to achieve these objectives. The term of the Plan is 15 years.

Following a full public review, via the distribution of a General Plan Summary and audio-visual presentations, any amendments that may be necessary will be incorporated. The Plan will then come before City Council for adoption as a General Plan Bylaw – subject to complete review every five years.

Based on a theme of "The Good Life," the proposed General Plan is divided into three main parts. The first of these contains background chapters which discuss Edmonton's history, its relationship to its region, population and employment. The second part discusses each of the land-use components that, together, form the City – residential, commercial, industrial, parks and recreation, public and semi-public, central area, transportation and public utilities uses. The third part includes chapters devoted to the implementation of the Plan – urban renewal, programming, financing, urban design, and finally, a chapter on implementation in general.

TRANSPORTATION

Perhaps the most significant decision in recent years affecting future urban development has been City Council's approval in principle of a freeway system for Edmonton. The proposed system consists of a limited access

freeway loop encircling the downtown area with five legs radiating out from this loop serving the five major corridors of traffic movement within the City. A start on construction of one of the freeway legs has been made and plans are being formulated to have about one-half of the system completed by 1980. Originally estimated to cost $134,000,000, it is now expected that $170,000,000 will be spent by 1981 and an additional $180,000,000 will be required to complete the system. To assist the City, the Province of Alberta will be paying 75 per cent of the construction costs (excluding land acquisition) of approved freeways and 50 per cent for approved major arterials. The average yearly contribution will not exceed $4.5 million. The Provincial Government is also establishing a land bank from which cities can borrow funds to buy needed rights-of-way.

Freeways alone will not always be capable of handling all future traffic flows in the City. Although no positive action has yet been taken in regard to a rapid transit study completed in 1963, it is envisaged that such a system will probably be operative by the 1980's (and perhaps sooner by making use of existing railroad trackage throughout the City). A Rapid Transit Committee, consisting of City officials and representatives of C.N.R. and C.P.R., has been established to review all rapid transit plans, including a recent proposal by Canadian National Railways.

URBAN RENEWAL

As in most western Canadian cities, Edmonton's need for wholesale clearance of large areas is minimal. However, there are several small pockets of poorly-maintained properties where the need for some action is clearly evident.

A concept report, being part of Phase One of an urban renewal scheme for the Civic Centre area, was recently approved by City Council. The study area, which covers a total of 85 blocks with an overall area of 460 acres, includes the whole of the Central Business District. The area identified for renewal by public action is the easterly portion of downtown which contains fringe commercial uses, residential and commercial facilities. By virtue of the rundown nature of a good portion of the residential structures, it is a receiving area for the older unemployed and single transient males and is thus developing into a "skidrow" area. Yet to be completed, as part of the first phase, is an economic feasibility study and an architectural concept proposal.

A most important phase of any renewal program is the provision of alternative accommodation for the persons displaced by the implementation of urban renewal schemes. One element of relocation is public housing. A report on this subject, completed over a year ago, was presented to the Urban Renewal Advisory Committee and is now before City Council.

Since so much of Edmonton's requirements for urban renewal centres on rehabilitation and conservation of older housing, the need for a Housing Standards Bylaw, outlining the minimum maintenance standards, is critical. As well as bringing poorly maintained properties up to a minimum standard and eliminating those which are beyond repair, the Housing Standards Bylaw will assist in halting the continuing deterioration of structures in older neighbourhoods. Approval of such a bylaw is expected this year.

CIVIC CENTRE

The growth experienced in Edmonton's downtown since 1961 has been impressive. In the Civic Centre, which surrounds the Sir Winston Churchill Square, the following projects have only recently been completed: Avord Arms – a 27-storey apartment structure with retail facilities on the main floor; the C.N. Tower – a 26-storey office and passenger station building costing some 10 million dollars; the Centennial Building – a 19-storey office structure; a Federal Post Office building; Chancery Hall – a 10-storey office building catering primarily to the legal profession and associated firms; and, Edmonton's official centennial project, the Edmonton Centennial Library, built over an 800-stall underground parking facility.

Other major high-rise developments recently completed in the downtown area include three office buildings of 10, 11 and 14 storeys and the 26-storey Chateau Lacombe Hotel built on a nine-storey parkade. Presently under construction in the Civic Centre is the Edmonton Art Gallery. In the next few years construction will commence on a twin-tower office complex which includes a 35-storey structure for the headquarters of Alberta Government Telephones and a new Provincial Court House. Plans for a most exciting underground commercial and public facilities complex for Sir Winston Churchill Square have been prepared but delays are being encountered in arranging financing. Proposals for a trade centre and coliseum are presently being reviewed by a special committee of City Council.

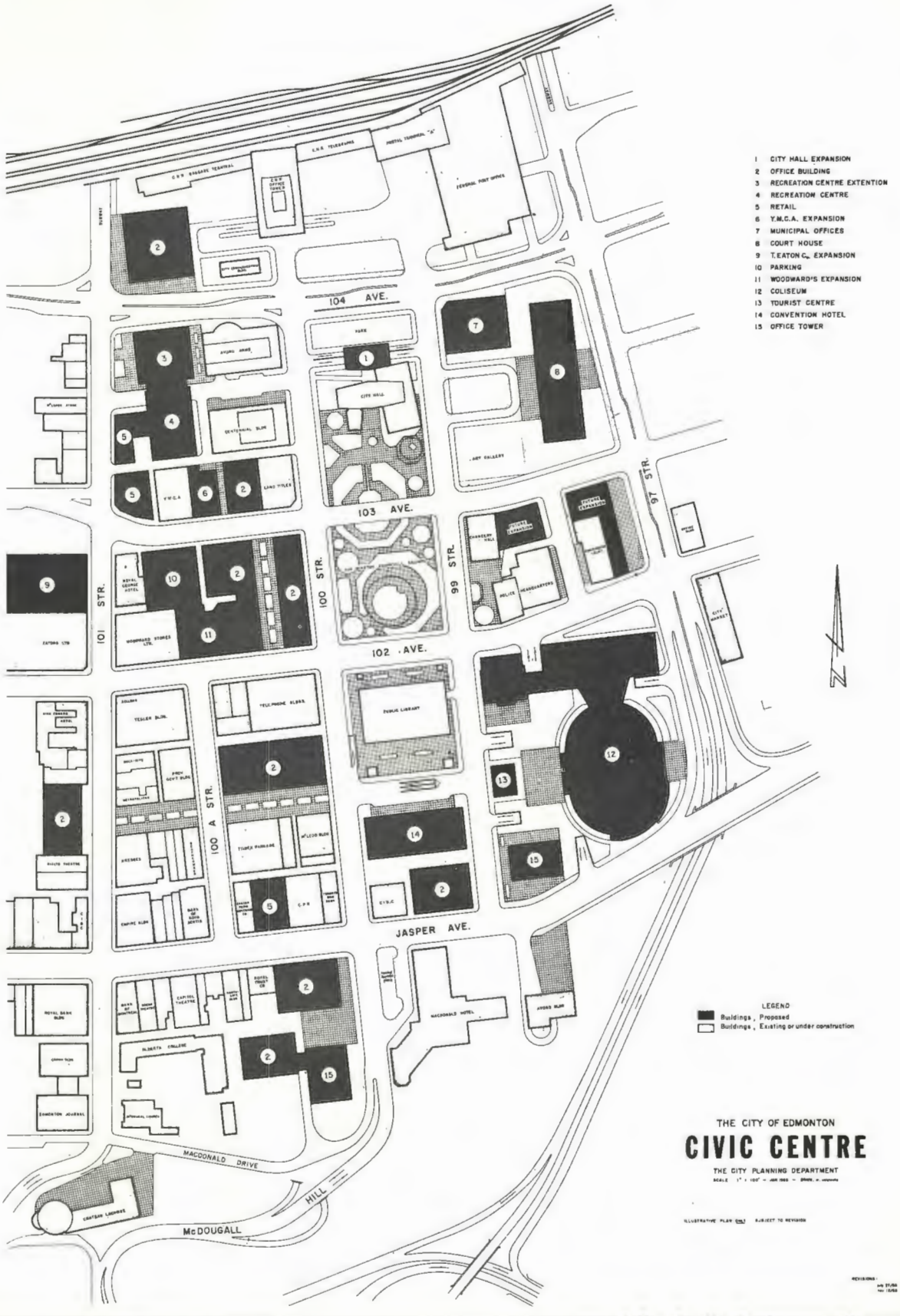
To permit the efficient and comfortable movement of pedestrians in the downtown, comprehensive plans for an underground walkway system are now under preparation; a section from the Library Parkade to the Police Station and the Chancery Hall has already been completed.

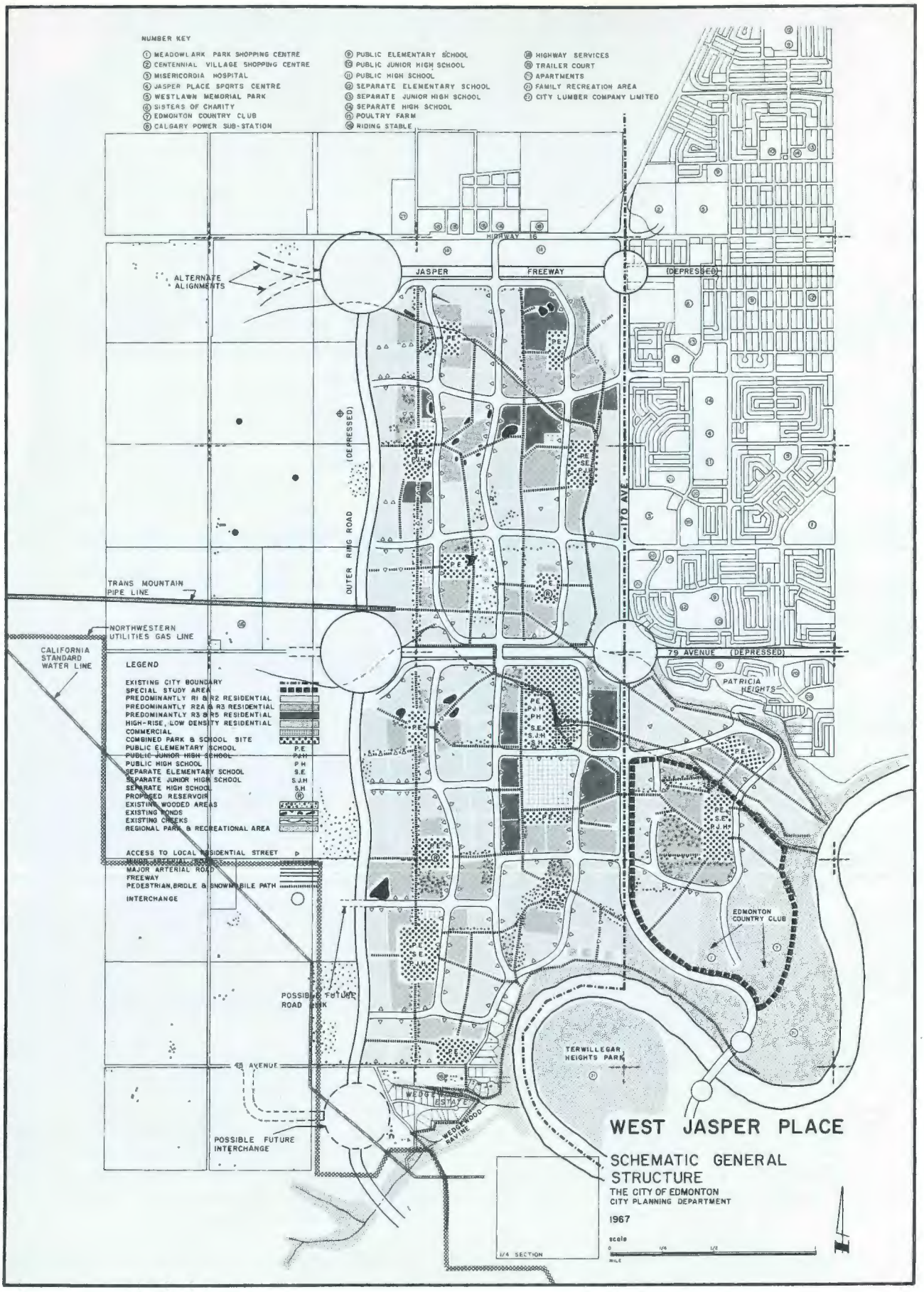
INDUSTRIAL DEVELOPMENT

To ensure the continued availability of serviced and reasonably accessible industrial land in a variety of parcel sizes, a plan for Edmonton's southeast industrial area has been prepared. With City Council's approval, the plan will form the basis for development control, subdivision on a comprehensive basis, utility and road construction and general staging for an area encompassing some seven square miles or almost 4,500 acres to be served by two freeways and the CNR and CPR. The area is expected to satisfy industrial requirements in this part of the City for 20 to 30 years. Similar comprehensive plans will be prepared for Edmonton's northwest and northeast industrial areas.

RESIDENTIAL DEVELOPMENT

Since 1950, residential development has proceeded on a planned comprehensive neighbourhood basis. Recognizing that senior high schools, district sports cen-


1 CITY HALL EXPANSION
2 OFFICE BUILDING
3 RECREATION CENTRE EXTENTION
4 RECREATION CENTRE
5 RETAIL
6 Y.M.C.A. EXPANSION
7 MUNICIPAL OFFICES
8 COURT HOUSE
9 T. EATON Co. EXPANSION
10 PARKING
11 WOODWARD'S EXPANSION
12 COLISEUM
13 TOURIST CENTRE
14 CONVENTION HOTEL
15 OFFICE TOWER
104 AVE.
103 AVE.
102 AVE.
101 STR.
100 STR.
100 A STR.
99 STR.
97 STR.
JASPER AVE.
MACDONALD DRIVE
McDOUGALL HILL
LEGEND
Buildings, Proposed
Buildings, Existing or under construction
THE CITY OF EDMONTON
CIVIC CENTRE
THE CITY PLANNING DEPARTMENT


NUMBER KEY
① MEADOWLARK PARK SHOPPING CENTRE
② CENTENNIAL VILLAGE SHOPPING CENTRE
③ MISERICORDIA HOSPITAL
④ JASPER PLACE SPORTS CENTRE
⑤ WESTLAWN MEMORIAL PARK
⑥ SISTERS OF CHARITY
⑦ EDMONTON COUNTRY CLUB
⑧ CALGARY POWER SUB-STATION
⑨ PUBLIC ELEMENTARY SCHOOL
⑩ PUBLIC JUNIOR HIGH SCHOOL
⑪ PUBLIC HIGH SCHOOL
⑫ SEPARATE ELEMENTARY SCHOOL
⑬ SEPARATE JUNIOR HIGH SCHOOL
⑭ SEPARATE HIGH SCHOOL
⑮ POULTRY FARM
⑯ RIDING STABLE
⑰ HIGHWAY SERVICES
⑱ TRAILER COURT
⑲ APARTMENTS
⑳ FAMILY RECREATION AREA
㉑ CITY LUMBER COMPANY LIMITED
HIGHWAY 16
JASPER
FREEWAY
(DEPRESSED)
ALTERNATE ALIGNMENTS
OUTER RING ROAD (DEPRESSED)
170 AVE.
TRANS MOUNTAIN PIPE LINE
NORTHWESTERN UTILITIES GAS LINE
CALIFORNIA STANDARD WATER LINE
79 AVENUE (DEPRESSED)
PATRICIA HEIGHTS
LEGEND
EXISTING CITY BOUNDARY
SPECIAL STUDY AREA
PREDOMINANTLY R1 & R2 RESIDENTIAL
PREDOMINANTLY R2A & R3 RESIDENTIAL
PREDOMINANTLY R3 & R5 RESIDENTIAL
HIGH-RISE, LOW DENSITY RESIDENTIAL
COMMERCIAL
COMBINED PARK & SCHOOL SITE
PUBLIC ELEMENTARY SCHOOL P.E
PUBLIC JUNIOR HIGH SCHOOL P.J.H
PUBLIC HIGH SCHOOL P.H
SEPARATE ELEMENTARY SCHOOL S.E
SEPARATE JUNIOR HIGH SCHOOL S.J.H
SEPARATE HIGH SCHOOL S.H
PROPOSED RESERVOIR
EXISTING WOODED AREAS
EXISTING PONDS
EXISTING CREEKS
REGIONAL PARK & RECREATIONAL AREA
ACCESS TO LOCAL RESIDENTIAL STREET
MINOR ARTERIAL ROAD
MAJOR ARTERIAL ROAD
FREEWAY
PEDESTRIAN, BRIDLE & SNOWMOBILE PATH
INTERCHANGE
EDMONTON COUNTRY CLUB
POSSIBLE FUTURE ROAD LINK
TERWILLEGAR HEIGHTS PARK
45 AVENUE
WEDGEWOOD ESTATES
WEDGEWOOD RAVINE
POSSIBLE FUTURE INTERCHANGE
1/4 SECTION
WEST JASPER PLACE
SCHEMATIC GENERAL STRUCTURE
THE CITY OF EDMONTON
CITY PLANNING DEPARTMENT
1967
scale
MILE

tres, branch libraries, health clinics, major commercial centres and other like facilities serve an area much larger than a neighbourhood unit, a program for development of plans for more extensive areas has been implemented.

The first of the three major plans for residential expansion, which has progressed beyond the preliminary design stage, covers an area of approximately 3,500 acres. Accommodating a population of 66,500 people, the West Jasper Place district will focus on a planned town centre and an adjacent comprehensive school complex with district sports centre.

The outline plan allows for maximum retention of existing tree cover; high rise, low density development at appropriate locations such as overlooking the river valley; a road hierarchy which clearly discerns between freeways, major arterials, minor arterials and local residential roads (which would be the only road facility directly serving residences); and an independent pedestrian walkway system leading to local schools and recreational spaces. Bounded on its perimeter by a bypass freeway, the area should accommodate residential expansion in west Edmonton well into the 1980's.

RESIDENTIAL STAGING

A municipality has the primary responsibility for providing a choice of economical, attractive and well-planned sites for all types of housing for its citizens. New housing requires not only expenditures for land, building materials and labour, but a vast public investment in sewers, water distribution systems, paved streets, power lines, schools, buses, fire and police protection and a great many other services.

To provide guidelines for the Commissioners, City Departments and other public bodies, whereby they could plan for the installation and construction of facilities at the optimum moment in time, a staging report outlining expected yearly residential expansion over the next five year period was prepared. It is presently before City Council. Although broad staging plans have been produced in the past, this is the first attempt by the City to determine a priority in residential land development as well as indicating the appropriate year for development. A fairly extensive analysis of population growth, family information, existing housing stock, demolitions and projected single-family and multiple-family split to determine the type of units required formed the basis for this report.

Hopefully, this type of staging would reduce the cost of servicing urban land. In addition, it is expected that there would be some stabilization of raw land prices through a reduction in speculation of potential residential land. However, because Edmonton has a housing shortage as severe as any city in Canada, the provision of an adequate supply of serviced lots alone has not solved the housing problem.

URBAN DATA BANK

An effective decision-making process requires, as one of the inputs, an accurate and current statement of existing conditions. Recognizing that computers can rapidly store and analyze vast amounts of data, the Planning Department, in co-ordination with the EDP Division of the City Finance Department, is preparing a feasibility report on a planning information system.

Using the City's IBM 360 model 30 computer, it is hoped that a data file based on the individual parcel will be established. The file would consist of information regarding the parcel of land, e.g., ownership, size, area, zoning, land use, etc., and the building thereon, e.g. number of storeys, square feet, age and condition, number of rooms, etc. One of the data inputs would be a grid co-ordinate (X, Y) number indicating the relative location of one parcel to another. In addition, it is expected that the system design would allow for the acceptance of the information from the yearly City population census.

The planning information system would not function in isolation but be a part of the total Edmonton urban information system. It would be compatible with the system being designed by the Dominion Bureau of Statistics for the handling of the 1971 census data.

As part of Edmonton's thousands of acres of beautiful North Saskatchewan River Valley, Mayfair Park is being developed for the benefit of citizens. Included will be a skating pavilion, boathouse, restaurant, outdoor theatre, swimming pool, pier, and many trails, promenades and foot-bridges. Treed areas, shrub beds and ornamental gardens will provide a lovely setting for these facilities, located close to the heart of the city.

Journées d'étude à Trois-Rivières sur

LA SOCIÉTÉ D'HABITATION DU QUÉBEC

par JACQUES LEDOUX
Directeur administratif
de la Division du Québec de l'ACU

La loi créant la Société d'Habitation du Québec était sanctionnée le 29 juin 1967 et les règlements de la Société étaient promulgués le 2 décembre. Dans le cadre des objectifs de l'Association Canadienne d'Urbanisme, la Division du Québec organisait, avec le concours du Service d'Urbanisme de Trois-Rivières, des journées d'étude qui avaient pour but principal d'informer de première main tous ceux qui œuvrent activement dans la rénovation du territoire et la construction de logements à loyer modique.

Quelques 550 délégués ont assisté aux journées et l'on remarquait la présence de nombreux urbanistes, économistes, sociologues, arpenteurs-géomètres, architectes, ingénieurs, géographes, estimateurs, courtiers en valeurs mobilières et immobilières, constructeurs, administrateurs municipaux, provinciaux et fédéraux, administrateurs de coopératives d'habitation, travailleurs sociaux, avocats, notaires, directeurs d'entreprises industrielles et commerciales, éducateurs, commissaires industriels, etc. La Société d'Habitation était représentée par son président, tous ses commissaires et par ses principaux directeurs de services.

SÉANCE D'OUVERTURE

Après une allocution de bienvenue par le maire, M. René Matteau, le président de la Division, M. Claude Langlois, a situé les journées d'étude dans le contexte des objectifs de l'Association. Il soulignait le fait que pour toutes fins pratiques, les journées représentaient le lancement officiel de la Société dans une cité qui compte parmi les pionniers de la rénovation urbaine.

M. André Laneuville faisait ensuite un bref historique du développement du centre-ville de Trois-Rivières ainsi que de l'aménagement de la Place de l'Hôtel de ville. Cette allocution fut suivie d'une réception sur les lieux.

Afin de placer les délégués dans un état d'esprit propice à l'étude de la Loi et des règlements qui régissent la nouvelle Société, le programme prévoyait l'étude détaillée du projet de rénovation de la zone centre-ville de Trois-Rivières. Au cours d'une conférence abondamment illustrée à l'aide de diapositives, M. Laneuville expliquait le processus qu'avait dû suivre l'administration municipale pour en arriver à un plan pour la zone dans le cadre d'une politique globale d'urbanisme.

LA SOCIÉTÉ D'HABITATION

Me Henri Dion, président de la Société, prononçait la première conférence le samedi matin. Me Dion débutait son exposé en expliquant la relation entre la Société, le Cabinet des Ministres et les Ministères des Affaires Municipales, de la Famille et du Bien-être et de l'Education, dans le cadre de sa mission qui, sur le plan concret, est de coordonner toutes les activités gouvernementales dans les domaines de la rénovation et de l'habitation, de surveiller et de contrôler les activités des municipalités et des organismes sans but lucratif dans ces secteurs.

Me Dion énumérait ensuite les objectifs généraux de la Société, à savoir:

- permettre aux citoyens du Québec d'accéder plus facilement à la propriété immobilière;
- mettre des logements à loyer modique à la disposition des Québécois avec la participation des municipalités et des organismes sans but lucratif;
- encourager la rénovation du territoire des municipalités grâce à l'aménagement des secteurs urbains en fonction des données de l'urbanisme et à l'élimination des taudis.

Notant que la Loi constitue un mécanisme de surveillance, de coordination et d'aide financière, le conférencier insista que la prise de conscience et l'initiation des procédures devait se faire au niveau des municipalités et des organismes sans but lucratif. Afin d'illustrer le fait que tout le territoire du Québec a besoin d'être rénover, Me Dion citait ensuite quelques statistiques relatives aux conditions d'habitation à travers la province.

En guise de conclusion, Me Dion faisait remarquer que la tâche à accomplir est immense, difficile et passionnante et qu'elle ne pourra être entreprise sans la participation des représentants municipaux, la collaboration des techniciens et la compréhension des citoyens.

Gauche à droite: Me. Henri Dion, président de la Société d'Habitation du Québec; M. André Laneuville, directeur service d'urbanisme, Cité de Trois-Rivières; et M. Claude Langlois, président de la division du Québec et vice-président national de l'A.C.U.

LA RÉNOVATION DU TERRITOIRE

L'allocution suivante était prononcée par M. Jacques Bernier, commissaire à la Société. Le conférencier débuta son exposé en définissant la rénovation comme étant d'une façon générale "la planification à l'échelle de l'agglomération existante", pourvu que cette planification débouche à l'action. M. Bernier expliqua ensuite le "processus" qui découle de la Loi et du règlement No. 1 de la Société. Ce processus débute par des études qui visent à identifier les secteurs délabrés et à développer, s'il y a lieu, un concept général de l'aménagement de toute la zone dans laquelle un secteur délabré se situe.

Les études préliminaires doivent être suivies par la préparation d'un programme détaillé de rénovation pour un secteur précis en se conformant aux exigences énumérées en détail à l'article 32 de la Loi. Ce travail de préparation implique l'autorisation préalable de la Société et du Lieutenant Gouverneur en Conseil si la municipalité espère jouir d'une subvention aux termes de la Loi.

Lorsqu'une municipalité adopte un programme, la Loi prévoit les mécanismes nécessaires pour assurer la protection du droit individuel et la participation des citoyens impliqués par la tenue d'audiences publiques afin d'entendre toutes personnes qui lui auront soumis des objections.

Le programme doit ensuite être approuvé par la Société et ratifié par le Lieutenant Gouverneur en Conseil pour devenir éligible à l'aide financière prévue par la Loi. Il est à noter qu'aucun programme de rénovation ne sera approuvé à moins qu'un programme satisfaisant de relogement soit soumis en même temps.

M. Bernier expliquait ensuite à l'aide d'un tableau les diverses formes d'assistance financière prévues par la Loi et le règlement.

L'HABITATION À LOYER MODIQUE

M. André Dauphin, directeur général de la Société, expliquait ensuite la portée et les thèmes généraux de la Loi et des règlements en ce qui a trait à l'habitation à loyer modique. Il divisait d'abord la catégorie des locataires en trois classes: celui capable de payer le coût réel y compris le profit que le propriétaire exige comme rendement sur son investissement, celui capable de payer les frais d'exploitation à l'exclusion de tout profit et celui obligé d'habiter un taudis à moins d'être subventionné. La Loi de la Société vise à s'attaquer exclusivement aux problèmes du logement à loyer modique pour les personnes à faible revenu.

M. Dauphin soulignait que les besoins de logement à loyer modique dépassent de beaucoup ceux qui sont créés par la mise en œuvre d'un programme de rénovation et nécessitent le développement de programmes

NORMES D'ASSISTANCE FINANCIÈRE À LA RÉNOVATION DU TERRITOIRE

	Municipalités	Société d'Habitation du Québec*
1. Subventions aux études générales de rénovation (article 5 du règlement)	12½%	87½%
2. Subventions à la préparation de programmes de rénovation (articles 6 à 8 du règlement)	25%	75%
3. Subventions pour l'exécution des travaux publics de rénovation (articles 9 à 14 du règlement)		
(a) acquisition et déblaiement	25%	75%
(b) installation de services et ouvrages municipaux	25%	75%
(c) emploi de personnes pour réalisation	25%	75%
4. Subventions pour l'exécution de travaux de rénovation par l'entreprise privée (articles 15 à 20 du règlement à l'exclusion des coûts assumés par les propriétaires)		
(a) démolition et déblaiement d'édifices résidentiels (article 18)	50%	50%
(b) démolition reconstruction d'édif. rés. (article 19)	50%	50%
(c) restauration d'édif. rés. (article 20)	50%	50%
5. Prêts aux municipalités pour financer leur part du coût des travaux publics de rénovation (articles 21 à 24 du règlement)	nil	100%

*Une partie de ces fonds provient de sources fédérales.

NORMES D'ASSISTANCE FINANCIÈRE AU LOGEMENT À LOYER MODIQUE

	Municipalités	Société d'Habitation du Québec*
1. Subventions aux études générales sur l'habitation (articles 32 à 34 du règlement)	12½%	87½%
2. Prêts hypothécaires pour l'acquisition et la construction de logements à loyer modique (articles 6 à 26 du règlement)	5%	95%
	Corporations sans but lucratif	
	nil	100%
	Municipalités	
3. Subventions aux déficits d'exploitation de logements à loyer modique (articles 29 à 31 du règlement)	25%	75%
4. Subventions au plan d'allocation–logement (articles 35 à 41 du règlement)	50%	50%

*Une partie de ces fonds provient de sources fédérales.

d'habitation par les municipalités et les organismes sans but lucratif, tous deux responsables de l'initiative dans ce domaine.

Une municipalité qui désire se lancer à l'action devra d'abord entreprendre des études et recherches sur l'habitation et des subventions sont prévues à cette fin. De plus, la Loi prévoit des prêts aux municipalités pour la mise en œuvre de programmes de logement. Les programmes soumis à l'approbation de la Société et du Lieutenant Gouverneur en Conseil doivent contenir la preuve des besoins, un relevé des taux moyens actuels de loyer dans le district où le programme est projeté, l'organisme chargé de l'administration et de la réalisation du projet et les critères de sélection des locataires. La convention intervenue entre la Société et une municipalité ne devra pas être d'une durée excédant 50 années.

Les organismes sans but lucratif, qui désirent présenter des programmes, sont soumis aux mêmes exigences que les municipalités. Le prêt pouvant être accordé est cependant de 100% mais ces programmes ne sont pas éligibles aux subventions à l'exploitation.

La Loi prévoit aussi des allocations-logement pour les personnes déplacées par un programme de rénovation et ce, sur une base temporaire. Enfin, la Loi prévoit l'institution de bureaux de griefs pour entendre les doléances des occupants des immeubles d'habitation à loyer modique.

M. Dauphin complétait son exposé en expliquant sous forme de tableau les divers genres et barèmes de prêts et de subventions contenus dans le règlement numéro 2.

ATELIERS

L'après-midi du samedi fut consacré au travail en atelier. Les délégués se divisèrent en quatre groupes pour reprendre en plus de détails les thèmes expliqués d'une façon générale au cours de l'avant-midi. Chaque atelier était animé par un membre de la Société assisté de spécialistes dans chacun des quatres grands thèmes du sujet, soit, les aspects techniques de la rénovation, les aspects légaux de la rénovation, l'habitation à loyer modique par les municipalités et l'habitation à loyer modique par les organismes sans but lucratif.

SYMPOSIUM

L'avant-midi du dimanche fut consacrée à un symposium intitulé: "Le rôle des municipalités et de la province face à la Loi de la S.H.Q." Le but du Symposium était d'engendrer le dialogue entre les municipalités et la Société et d'entendre des critiques constructives de la Loi et des règlements au tout début de leur mise en vigueur. Les premières réactions furent extrêmement favorables et les quatres conférenciers s'accordèrent à dire que la province est maintenant dotée d'un outil apparemment efficace et bien structuré. Chacun repris l'un des thèmes de la Loi et tous s'accordèrent à souligner l'importance vitale de sensibiliser l'opinion publique sur les projets de rénovation menés par les municipalités.

Gauche à droite: Madame René Matteau; Son Honneur le Maire René Matteau; Madame Henri Dion; Me. Henri Dion, président de la S.H.Q.; M. Claude Langlois, président de la division du Québec de l'A.C.U.

M. Marcel d'Amour, maire de Hull, M. Armand Trottier, membre du comité exécutif de la ville de Québec et M. Laurent Turcotte, maire de Thetford Mines, firent la relation entre la nouvelle Loi et les problèmes propres à leur municipalité. L'Honorable Juge Ludovic Laperrière consacra son exposé au dilemme toujours à la page dans nos sociétés démocratiques, i.e. le droit de propriété de l'individu versus le bien commun. Le juge Laperrière notait que le droit individuel de propriété constitue le principe-moteur fondamental de la nouvelle Société, que cet élément primordial était absent de l'ancienne législation (toujours appliquée dans les autres provinces) et qu'auparavant, le bien public envahissait les droits les plus élémentaires de l'individu. Cette lacune semble maintenant comblée.

CONCLUSION

Au cours du dîner de clôture, l'Honorable Ministre des Affaires Municipales, le Dr. Robert Lussier, a qualifié la Loi comme étant une des plus importantes jamais adoptée par la Province. Le Dr. Lussier soulignait que la Loi a été conçue dans l'optique d'un premier plan quinquennal minimum de $400 millions. Dans le cadre d'une planification globale, le Ministre consacra la majeure partie de son exposé à promouvoir le regroupement "volontaire" des municipalités du Québec selon le principe qui exige une planification rationnelle, économique et réaliste dans le cadre de leurs structures administratives.

Les journées d'étude de Trois-Rivières représentent la première d'une série de manifestations organisées dans l'esprit du nouvel énoncé des objectifs de l'Association. La nouvelle Loi reconnait de façon non équivoque les deux impératifs à l'origine de l'existence de l'A.C.U., i.e. la planification globale et la participation du citoyen à la planification de son milieu.

L'Honorable Ministre des Affaires Municipales, le Dr. Robert Lussier.

WHO IS CPAC?

Your National Council intends to have an answer to this broad question within the next few months. Indeed, it hopes to have answers to many questions relating to CPAC membership, resulting from an Association-wide membership study beginning in May.

Last October National Council appointed a three-man committee to consider the terms of reference for such a survey and bring a firm proposal for conducting it to the February 1968 Council meeting. Committee chairman is Dr. Harold R. Baker of Saskatoon, national past-president, assisted by Mr. Claude Langlois of Laval, national vice-president, and Prof. A. J. Donahue of Halifax, national councillor for Nova Scotia.

Now the basic objectives of the survey have been set and a plan of implementation agreed to by Council. A questionnaire is being designed to determine the following:

- The characteristics of CPAC members which would be helpful in assessing the nature of their involvement in community planning and in CPAC;
- the relationship of current CPAC members with their Association;
- the relationship of CPAC members to the "power structure" of the community at large;
- the opinions of members on planning in Canada and their suggestions and hopes for improving CPAC activity in this important process.

This questionnaire will be sent to every member of CPAC in mid-May, with a request that individuals provide their frank and considered opinions – anonymously, if they wish. Returns will be tabulated and an initial report on the findings prepared for discussion at the National Planning Conference in Victoria, B.C., next October.

Interpretation and evaluation of the information so gathered will be prepared in a final survey report to be presented to National Council at its first meeting in 1969.

It is expected the data from this survey will be useful in planning programs and communicating with members at all levels of the Association. Its value will depend largely on the co-operation of those asked to complete the questionnaire.

Copies of the final survey report will be made available to CPAC members for their personal interest and information early in 1969.

"TOWNSCAPE REDISCOVERED"

This filmed story of how one Canadian city transformed its typically drab downtown area into an enjoyable place for people was produced by the Centennial Commission for its Community Improvement Program last year.

It is a 16-mm., sound and colour film, running-time 29 minutes, with either French or English commentary. It is the story of community improvement in action, using the recent experience of Victoria, B.C., as an illustration.

Now three copies of this film are available to CPAC Branches on a one-month loan basis. Requests for the English-language version in Western Canada should go to the Film Librarian, University of Saskatchewan, Saskatoon, Sask. In Eastern Canada, one copy is available from CPAC National Office, 425 Gloucester St., Ottawa 4.

"Valeurs Ignorées" est disponible du Bureau de Direction de la Division du Québec de l'A.C.U., Edifice Branly, Chambre 332, 1995 Blvd. Charest O., Ste-Foy, Québec 10, P.Q.

CCURR REFERENCES

The Canadian Council on Urban and Regional Research was founded in 1962 to promote organized study of these crucial problems. "Urban & Regional REFERENCES" are produced as a service to systematic urban studies. They try to be comprehensive, based on publishers' lists, questionnaires and many other sources. Names and addresses of purchasers are kept, so that you may be informed of future issues as they appear.

The 1965-66 Supplement to "Urban & Regional REFERENCES", published in Sept. 1967, lists about 900 documents in classified order, with table of contents, authors and geographic indexes. Also listed are nearly 150 Canadian urban and regional studies under way at latest report. The whole pamphlet, in a new 7-inch by 10-inch format, is an important addition to the Council's earlier REFERENCES of 1964 and 1966, which listed some 3,000 documents on Canadian urban affairs that had appeared since 1945. Every document is listed in the language in which it was written.

The original REFERENCES in binder as published in 1964 are available at $6.00; the Supplement sheets published in 1966 for the same binder are for sale at $3.00. The combined price for 1964 and 1966 issues in binder is $8.00. The new self-contained 1967 Supplement sells for $3.00. A complete set, listing altogether over 4000 Canadian urban documents, is available at a special combined price of $10.00. All prices are net, postpaid to any address in Canada.

Please address orders to:
Canadian Council on Urban and Regional Research
Suite 308, 225 Metcalfe,
Ottawa 4, Canada.

WHERE DO WE GO FROM HERE?

CPAC must continue to explore and spell out the evolutionary changes it wishes to make in the Association, in order to accomplish the Statement of Objectives drawn up at the 1967 Thinking Conference and adopted at the last Annual General Meeting.

Accordingly, the National Council has named a Standing Committee on Program Development to bring before it proposals for short-term (one year) and long-term (five year) programs at national, divisional and branch levels.

This special committee is composed of Claude Langlois (chairman), Quebec Division chairman and national vice-president; Allan Moffatt, national vice-president from Winnipeg; Paul Melin, Saskatchewan Division chairman and national councillor; and Dr. G. A. P. Carrothers, CMHC-appointed councillor.

By mid-April the committee hopes to devise a "planning framework" for the determination of needs, short and long-term working objectives, methods of achieving these objectives, responsibilities, evaluation, and the timing and documentation required for long-term planning. Such an approach, Council feels, will enable more realistic assessments of operational techniques, personnel and financial requirements to increase the scope and effectiveness of CPAC at all organizational levels.

The committee plans to place before the National Executive Committee on 1 May its first report: recommendations on additional short-term requirements for the current fiscal year. By next October it will have ready for National Council's consideration a proposal for both a short-range and long-range national program, using, where possible, the needs demonstrated by divisional plans, the findings of the membership survey, and any other means of membership involvement.

Meantime, all Divisional Executive Directors have been invited to Ottawa to meet with National Office staff on 29-30 April and with the National Executive Committee on the morning of 1 May.

". . . and we can save 600 lira by not taking any soil tests."
Reprinted courtesy "CPAC Alberta Division Newsletter"

"Follow the Birds to Victoria!"

CPAC'S NATIONAL PLANNING CONFERENCE

VICTORIA, B.C., OCTOBER 6-9, 1968

Theme: "Building Human Values into the Community"

CPAC HOST: CAPITAL REGION BRANCH, B.C. DIVISION

British Columbia's capital city is an ideal location for a conference on this theme, as it provides an excellent example of a civic improvement program which has taken human values into account. One of the highlights of the conference will be a conducted tour of the downtown areas that have been so transformed.

Panel presentations and audience-participation sessions are being arranged to develop this theme throughout, under such headings as, "Human Values in Urban Renewal," "Human Values in Citizen Participation," "Human Values Held by the Younger Generation," "Teaching Human Values" and "Setting the Climate for Achievement."

Preliminary program and advance registration forms will be mailed to all CPAC members in June. Additional forms will be available from any CPAC Divisional Office after 1 July 1968.

The Empress Hotel, one of Canada's most famous, is conference headquarters. All reservations must be made through CPAC National Office, 425 Gloucester St., Ottawa 4, Ont. Do not reserve directly with the hotel. A post-conference tour in the Vancouver area is being arranged.

Please plan now to be with us in Victoria next October. Registration fees are $20 for CPAC members, $25 for non-members, $10 for wives accompanying delegates.

Victoria's Center

"Suivons les Oiseaux vers Victoria!"

CONFÉRENCE NATIONALE D'URBANISME DE L'A.C.U.

VICTORIA, C.B., 6-9 OCTOBRE, 1968

Thème: "L'Épanouissement de Valeurs Humaines dans la Communauté"

HÔTE: SECTION RÉGIONALE DE LA CAPITALE, DIVISION DE LA C.B. DE L'A.C.U.

Civic Square

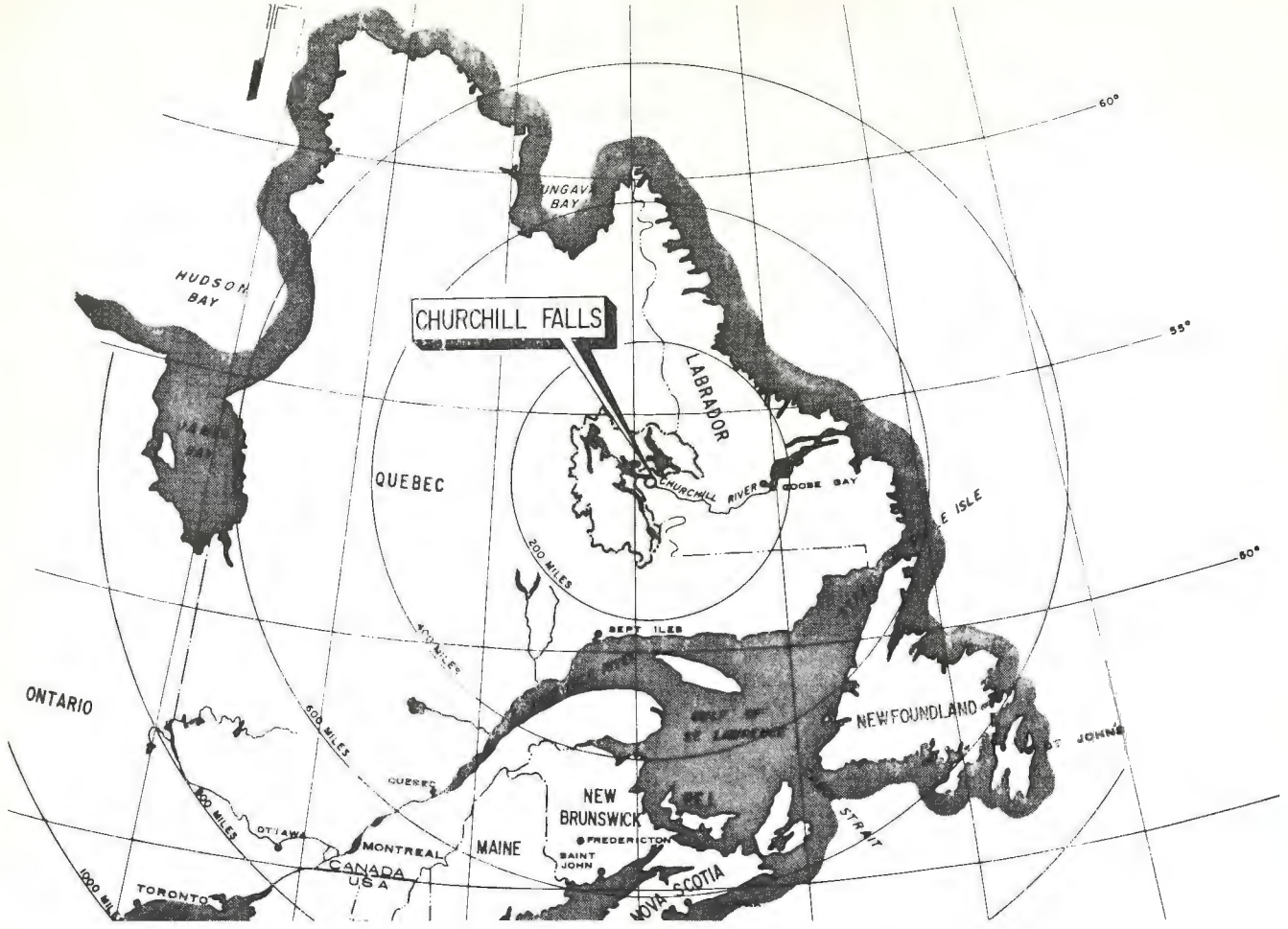
La capitale de la Colombie Britannique se prête de façon admirable à une conférence sur ce thème puisqu'elle fournit un très bel exemple d'un programme civique de rénovation du territoire qui prend en considération les valeurs humaines. Un des points importants de la conférence consistera dans une tournée organisée des quartiers du coeur de la ville qui ont été ainsi transformés.

Des présentations de groupe et des sessions de participation de l'audience sont préparées de façon à épuiser ce thème. Celles-ci porteront des titres tels que: "Valeurs humaines dans la rénovation du territoire", "Valeurs humaines dans la participation du citoyen", "Valeurs humaines de la nouvelle génération", "L'enseignement des valeurs humaines" et "L'établissement d'un climat d'accomplissement".

Un programme préliminaire et des formules d'enregistrement préalable seront envoyés en juin à tous les membres de l'ACU. D'autres formules seront à portée dans tous les bureaux de Division de l'ACU après le premier juillet 1968.

L'hôtel Empress, un des plus célèbres au Canada, est le quartier général de la conférence. Toute réservation doit se faire par l'intermédiaire du bureau national de l'ACU, 425 rue Gloucester, Ottawa 4, Ontario. Ne traitez pas directement avec l'hôtel. Une tournée post-conférence des environs de Vancouver se prépare.

S.V.P. préparez-vous dès maintenant à nous joindre à Victoria en octobre prochain. Les frais d'inscription sont $20 par membre de l'ACU, $25 pour non-membre, et $10 pour les épouses accompagnant les délégués.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LABRADOR
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CHURCHILL RIVER
GOOSE BAY
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SAINT JOHN
MONTREAL
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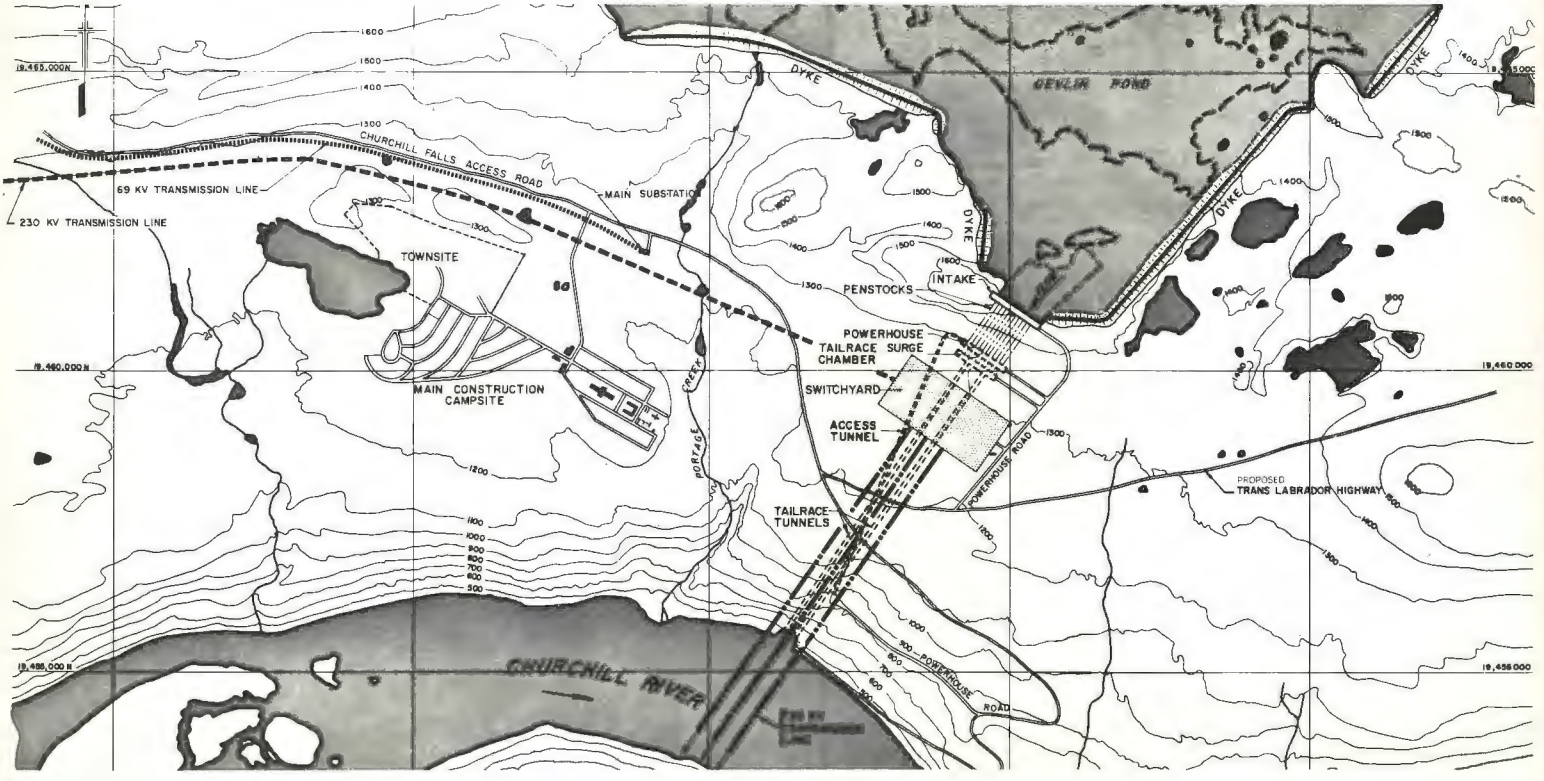
69 KV TRANSMISSION LINE
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CHURCHILL FALLS ACCESS ROAD
MAIN SUBSTATION
TOWNSITE
MAIN CONSTRUCTION CAMPSITE
DYKE
GEVLIN POND
PENSTOCKS
INTAKE
POWERHOUSE
TAILRACE SURGE CHAMBER
SWITCHYARD
ACCESS TUNNEL
TAILRACE TUNNELS
PORTAGE CREEK
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Architect's drawing of the town which will start rising this spring a mile west of the 7-million horsepower hydro development at Churchill Falls. The largest building is the town centre, housing public services and facilities from school to supermarket, all under one roof. At left, close to a small lake, are blocks of split-level apartments. At upper right, on ground sloping towards the town centre, are single houses.

NEW TOWN FOR CHURCHILL FALLS

CONSTRUCTION of a permanent all-electrical community especially designed for northern living will start this spring at Churchill Falls, in central Labrador, 650 miles northwest of St. John's, Nfld., and 700 miles northeast of Montreal.

Donald McParland, president of Churchill Falls (Labrador) Corporation Ltd., said, "The new community will mark a milestone in the ability of Canadians to adapt to northern conditions. It will house the permanent operating and maintenance staff of the huge Churchill Falls hydro-electric power development, under construction a mile east of the townsite."

Adjoining a temporary trailer town for the families of construction personnel and the main construction camp for the hydro development, the town centre is being built now to serve the families in the temporary town and to supplement facilities in the main construction camp, as well as to serve the first permanent residents. The permanent and the temporary facilities are

to function together as one community during the hydro project's construction.

When the Churchill Falls development is completed in 1976, the present temporary town and the construction camp will remain as serviced areas into which the permanent community of more than 1000 residents can grow in accordance with an over-all master plan.

ALL ELECTRICAL

The availability of abundant and reliable hydro power offers unusual opportunities in planning the new community. Electricity will be used for everything from keeping water mains from freezing to climate control of the town centre and heating of all dwellings.

Plans for the permanent community feature a town centre where public services and facilities, from school to supermarket, will be all under one roof, both as a convenience and to provide a strong focal point for the community – the modern equivalent, in effect, of the town square.

Special efforts have been made to provide privacy in the home, a real need for people living in remote communities. For example, houses will be built on only one side of the street so that neighbors will not have to stare into each other's windows. This arrangement will, in addition to providing more space, avoid back-to-back yards and allow snowplows to clear snow away from peoples' driveways rather than fill them back in, in a region where the yearly snowfall averages 135 inches and where snow can cover the ground from mid-October to early June.

The plans for the new community have been prepared by the firms of Beauchemin-Beaton-Lapointe, Montreal, consulting engineers; acting as co-ordinators with Fiset & Deschamps, Montreal and Quebec, architects and town planners; and Gorman-Butler Associates Ltd., St. John's, associate consulting engineers and architects.

Edouard Fiset, who was chief architect for Expo '67, called the 100-acre site "very good, sheltered but not hemmed in". It is about 1,200 feet above sea level, and overlooks the valley of the Churchill River to the south. A lake, about half a mile long and 1,000 feet wide, is just across the road from the town centre and will be developed for recreation.

FRESH APPROACH

A fresh approach was sought in designing the Churchill Falls facilities that would take into account the experience of earlier northern communities, offset as much as possible the inherent disadvantages of climate and geographic isolation, and make the new community attractive enough that people will want not only to come but to stay.

Climate was an important factor. The extreme temperatures at Churchill Falls range from 55 below zero in winter to 90 above in summer.

"You are not going from one planet to another, as you are, in effect, when you go to the Arctic and the permafrost," Fiset explained. "Nevertheless you should not kid yourself – you can't expect to grow the same kind of garden at Churchill Falls as you would in southern Ontario."

Experience has shown that people living in relatively small, isolated centres who are in daily contact at work want and need privacy in their homes. The Churchill Falls facilities have been planned to bring residents together where community activity is concerned but to respect the need for domestic privacy.

Housing will be divided between the multiple-unit dwellings immediately south of the town centre and the single houses north of it. The apartment buildings will have two storeys with basement. They will contain 12 apartments each, most of split-level design. Garages will be in separate structures.

Although the community will be sufficiently compact for people to walk everywhere, planners say that the automobile has become an essential accessory to most people and they have provided for its use at Churchill Falls.

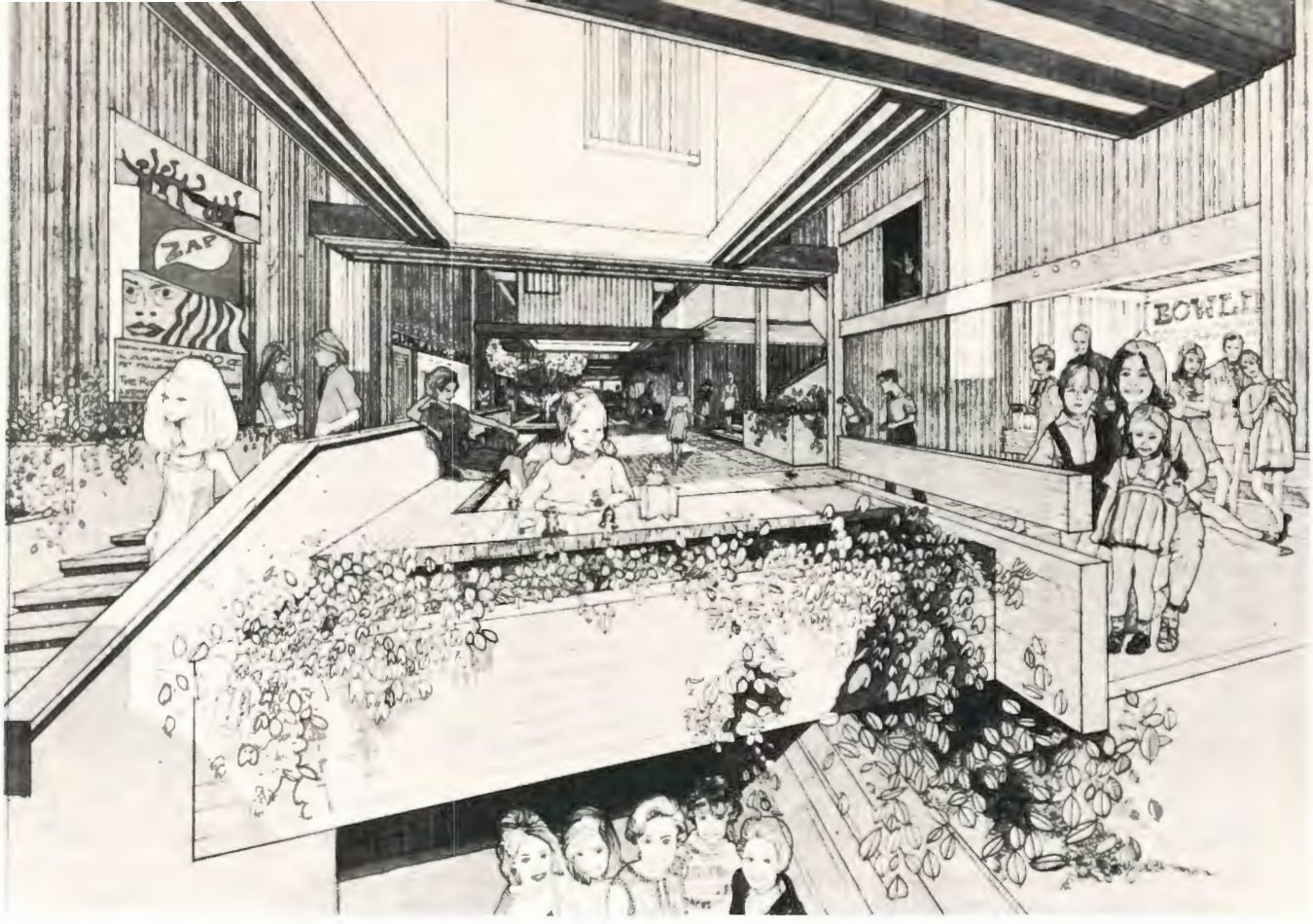
There will be five models of single-family houses, all with full basements, of one and two storeys and ranging up to 1,540 square feet and four bedrooms. The houses' exterior will be of concrete, asbestos panels and wood in planks and strips with color highlights on doors and window frames.

PLEASING DESIGN

Garages will be as close to the street as possible to cut down on snow shovelling. The areas bounded on three sides by the back wall of the garages and two neighboring houses will be made into sheltered private play areas with a southern exposure for younger children.

Lot lines run at an angle to the street so that houses will be staggered for a more pleasing effect. Lots will be about 50 feet wide and will run 130 to 140 feet deep to the next street. Open spaces will be left every few houses for public play areas and as access ways between blocks from one street to the next.

The work to start this spring comprises construction of the town centre, a first group of more than 100 housing units in multiple dwellings and single houses, and a public hospital. Except for the considerable distances that equipment and supplies have to travel, building the new community will be like construction anywhere else. For engineers, the problem is mostly one of logistics.



A two-storey concourse will serve as an indoor town square in the community centre complex. This artist's conception shows the way it will be as one comes out of the school and public library. The concourse will lead to spectators' galleries in the centre's curling rink and gymnasium, to the combined auditorium and cinema, and to the shopping area.

Houses will be built on only one side of the street and are planned to meet the need for domestic privacy in a remote community where people see each other every day at work. Five models of single-family dwellings, all with full basements and garages close to the street to help snow shovellers, will be built this year.

NEWS, VIEWS, AND NOTICES

A TALL ORDER

The Hon. E. J. Benson, new federal minister responsible for housing, addressed the 25th annual convention of the National House Builders Association in Ottawa the day after he was appointed to his new post in January.

"There is perhaps some considerable logic in placing this mantle of responsibility on the shoulders of the President of the Treasury Board," observed Mr. Benson. "For, from this vantage point, I should be in a position at least to weigh objectively needs against possibilities in one of the most vexing problems of housing — the matter of financing."

Recalling that last year the federal government spent nearly one billion dollars in CMHC-supported programs ("a nice round sum that could hardly escape the close scrutiny of the Treasury Board"), Mr. Benson admitted that even the all-time high housing starts in 1967 (175,000) cannot be regarded with complacency. "We are now in a critical phase of a four-year operation," he said. "Between now and the end of 1970, some 585,000 dwelling units must be constructed in Canada. This is a tall order but, given the resources — money, manpower and materials — we could with confidence anticipate success 36 months from now."

"While housing is a vital and integral adjunct to our cities and towns," Mr. Benson continued, "it is only one aspect of the urban complex.

"Our metropolitan regions and urban centres are expanding at a phenomenal rate. The concern of the government is the creation of a quality environment that is the rightful heritage of the people of this country. Without proper planning instituted now, the future well-being of the expanding city is in jeopardy. Much of tomorrow's physical shape will depend upon the steps that are taken today.

"For some time financial arrangements have been possible under the National Housing Act for public housing, land assembly, sewage facilities and for urban renewal. But we must also consider securing the necessary spaces for traffic corridors, recreation and the arrangements that will determine the physical form of new satellite communities we envision.

"In all these matters, the provinces and the municipalities must be prepared to give leadership. Only in this way can the benefits of the National Housing Act be directed at the crucial factors bearing most heavily on our living environment. The material costs will be heavy but the Federal Government has indicated it will fully participate in a most positive manner. The new amendments to the National Housing Act will take into account the financial implications of the programs which are essential in the vastly complicated and costly business of building cities."

Hon. E. J. Benson, president of the Treasury Board and federal minister responsible for housing, tries on gift from Jack Paradis, past president of National House Builders Association. (CMHC Photo)

CONSTRUCTION OUTLOOK

Canada's construction industry will likely do a $12 billion volume of business in 1968 — or about the same physical volume as last year because of an expected 5% rise in basic costs, forecast Peter D. Dalton, past-president of the Canadian Construction Association.

Although long-term prospects for increased construction programs are excellent, the fact is that in most parts of Canada in 1968 the industry will be working well below capacity. Cutbacks in public works outlays and declining business investment programs are cited as the two main reasons. Increases are expected in the fields of housing, utilities and institutions.

"If past experience repeats itself, there will in due course be strong demands on the construction industry to expand its operations quickly, in order to cope with the accumulated backlog," said Mr. Dalton. "Longer-term policies and programming by governments and business for construction outlays would greatly help our industry to do its work more efficiently and economically."

ANALYTICAL APPROACH

Business must pool its analytical resources with the national policy resources of government to assure a livable environment for future generations of urban Americans.

This proposal for a business/government approach to urban problems was presented by William F. May, Chairman and Chief Executive Officer of the American Can Company, to a recent meeting of the New Jersey Taxpayers Association. Mr. May suggests the creation of a quasi-public corporation, composed primarily of men skilled in business planning techniques and systems analysis, "bringing to bear on our social malignancy the same management skills and tools that enabled the United States to achieve unparalleled prosperity."

Referring to the tremendous sums of federal government money being spent on urban aid (which in the U.S. rose from $17 billion in 1961 to $30 billion in 1967), Mr. May commented, "Government can tell us *how much* is being spent, but business

could tell us whether our spending is *effective.*"

"Our urban society, and the mass society projected for the near future, have never been subjected to an effective critical analysis or, if you will, to systems analysis. It may well be that private enterprise's first, and potentially most significant, contribution to the problems of urban America could be the application of (such) techniques to our burgeoning difficulties.

"Rebuilding an environment will require new ways of thinking . . . new answers to new questions. Most of us know that we do not have the answers, but it is by no means clear that we even know the right questions.

"Systems analysis it not unique, but applying this concept to the deterioration of urban America is new. I know of no better way to establish priorities, parcel out responsibilities and attack megalopolitan decay."

NEWFOUNDLAND PARK

The Province of Newfoundland is to have its second national historic park, Hon. Arthur Laing, federal minister of Indian Affairs and Northern Development, has announced. Negotiations with the Province for the acquisition of land in the Placentia area, known as Castle Hill, were completed in January.

Castle Hill, one of a number of fortifications in the area, was constructed by the French during the 17th century. It served as an observation post and battery during the French occupation of Placentia from 1662 to 1713. From here the French attacked the English garrison in St. John's a number of times during this period. After the Treaty of Utrecht in 1713, the English carried out repairs and reconstruction work in the area. Actual work on the Castle, begun in the late 1750's, was completed hurriedly when the French captured St. John's in 1762.

The National Historic Sites Service will provide temporary interpretation facilities for the summer of 1968 prior to the construction of a permanent interpretation centre. In addition, further archaeological excavations will be carried out to supplement work done in 1965. During 1968, preliminary stabilization of the ruins will be done. It is hoped to have this 60-acre site operational as a national historic park by 1970.

THE CHALLENGE OF DESIGN

— excerpts from Hans Blumenfeld's "The Role of Design" in the JOURNAL OF THE AMERICAN INSTITUTE OF PLANNERS, Sept. '67.

In its broad sense, the term "design" means the same as "planning" — the mental anticipation of a combination of means to achieve a goal, or a set of goals. In this discussion the goal will be defined more narrowly as a modification of the physical environment and design as the creation of the form of city and country.

Form is a container; it presupposes a content. The content of "environmental form" can only be the life of men in the society which lives in the environment. However, men modify this environment not only, and not primarily, by design. The men who overcropped and overgrazed the western plains did not "design" the dust bowl. The men who make, sell and drive automobiles do not "design" traffic jams and air pollution. They just happen.

It is the planner's task to foresee what will happen as a consequence of human actions and to guide these actions in such a way that they help rather than hinder each other in achieving their goals.

The "design" of the continental landscape of America is perhaps the most challenging task to planners in the next half century. This includes the location of cities; the control of the flow of surface and subsurface waters; and the design of the shores of rivers, lakes, and oceans, from lonely beaches to the quays of city centers.

On the scale of the metropolis it means articulating its structure by a system of subcenters related to a main center, making these relations visible by the concentration of tall structures at the focal points. It means giving form to the edges between districts of different character — land and water recreation spaces, various kinds of built up districts — and by unfolding the total image as a sequence of memorable images along the paths of vision in motion.

Within the centers there is the task of separating the realm of the pedestrian from that of the motor vehicle — vertically or horizontally — of shaping pedestrian islands on the human scale and of connecting them with each other. In an age of science the universities, as places for life-long education, may well become the most significant elements of urban centers.

In the vast residential areas the task is to overcome functional and structural sterile uniformity and, in particular, to develop new and richer forms for single-family houses and their groupings.

Technically the means at the disposal of the designer are almost unlimited, and they will become increasingly so economically as well in the decades to come. Will we, as a profession, together with the other design professions, have the creative imagination to use them? Will we, as a nation, have the will to use them?

A planner recently wrote: "The people of this nation expect to *provide* security for their capital, and *allow* for their community's physical development" (emphasis mine). Will the people of the United States and of Canada reverse their priorities? Will they want, while *allowing* for security of their capital, to *provide* their community's physical development? That is the crucial design problem of the next 50 years.

NCC INVITATION

Groups of school children or adults planning a trip to Ottawa are invited to visit the National Capital Commission's new offices at 48 Sparks St. (on the mall). There they may inspect a model of the city and view, in a 90-seat auditorium, films and slides dealing with development of Canada's capital region.

While the NCC does not arrange accommodation or meals, its information division will assist in planning a tour of the area. Mailing address is P.O. Box 81, Ottawa 2, Ont.

"We talk about citizen participation, but that means we have the peril that citizens may decide to do the wrong thing. Even if people are making the wrong decisions, you have to realize that you can't ask for citizen participation and then tell them their decisions don't count. As a matter of fact, you would be losing a lot of zing if you didn't have people in the area pushing you. If you just have calm, sophisticated planners, you will find yourself with a gray project."

John M. Tolan, HUD assistant regional administrator, San Francisco

CPAC CROSS-CANADA REVIEW

BRITISH COLUMBIA

Mr. William Kerr, chairman of the B.C. Division, has been appointed Conference Chairman for the National Planning Conference being held in the Empress Hotel, Victoria, B.C. 6-9 October, 1968.

Conference Committee Co-ordinator is Mrs. Elsie Shepherd, whose subcommittee chairmen include:

Finance — Mr. Reg Wilde
Entertainment — Mr. Tony Roberts
Ladies' Program — Mrs. Kay Cumberland
Publicity — Mr. Bert Kennedy
Publications — Mr. Don South
Exhibits — Mr. Norman Worsley

Mr. Hy Corday, of the Vancouver Advisory Planning Commission, is in charge of arranging the post-conference tour on the lower mainland of B.C.

The B.C. Division participated in a teachers' training workshop at U.B.C. 1-2 March, illustrating the progress being made in promoting planning education in the schools. In April a CPAC presentation will be made on this program to the provincial Parent-Teachers' Association conference in Burnaby.

The 14th Annual Short Course in Planning for British Columbia community leaders will be held in Vancouver 13-17 May, 1968. Sponsored jointly by CPAC's B.C. Division and UBC's Extension Department, the course is designed for municipal planning staffs, advisory planning commissions, elected officials and interested laymen. Further details may be obtained from CPAC's B.C. Division office, Suite 201, 525 Seymour St., Vancouver 2, B.C.

ALBERTA

The 1968 Provincial Planning Conference, sponsored and organized by CPAC's Alberta Division on the general theme "Man and his Community", will be held in Edmonton's Chateau Lacombe on 28-29-30 April. Federal, provincial and municipal experts on housing, pollution control, tourism, recreation, urbanization, community improvement and northern development are being invited to participate in panel and audience-participation sessions.

For further details and registration, contact Mr. Jack Moar, Executive Director, CPAC Alberta Division, 212 Barry Bldg., Edmonton, Alta.

In February the Edmonton Region Branch arranged a public meeting to discuss the present system of "Administrative Tribunals" within the province. Viewpoints were expressed by a panel composed of the Hon. Edgar Gerhart, minister of municipal affairs, J. W. K. Shortreed, Q.C., Alan Macdonald, Q.C. and Bob Doyle. Moderator L. D. Hundman, Q.C., handled the lively question period which followed.

SASKATCHEWAN

A seminar on "Recreation and Urban Renewal", sponsored jointly by the City of Swift Current and CPAC's Saskatchewan Division, was held in Swift Current's new civic center on 12 February. The morning program featured a panel presentation, chaired by Alderman H. Stoll, the head of Swift Current's parks and recreation committee. Panelists were Jack Walker, Wascana Center landscape architect, Alderman Greg Ryan, Regina parks and recreation committee chairman; and Bill Newis, consulting engineer and parks planner.

Mr. Paul R. Goyette, CMHC assistant director, mortgage and property division, came from Ottawa to explain the corporation's urban renewal policies. The seminar was organized by C. W. Pool, past chairman of CPAC's Saskatchewan Division.

On 6 March a CPAC seminar was held in Yorkton for citizens of that city and surrounding municipalities. Planning as a community challenge and a function of local government was the theme.

Professor L. Gertler, of the University of Waterloo's department of geography and planning, was guest speaker at a dinner meeting of the Regina Branch on 12 March. The branch has been asked to appoint a representative on Regina's housing committee which plans a one-day conference on housing this spring.

CPAC's Saskatoon committee cooperated with the city's public library authorities in sponsoring a public meeting on 7 March on local planning and development issues.

MANITOBA

Prior to its 1968 Planning Conference in Winnipeg 17-19 January, CPAC's Manitoba Division elected the following officers and executive members:

Divisional Chairman and National Councillor: J. S. Heke;
Past Chairman (National Vice-President): A. G. Moffatt;
1st Vice-Chairman: R. J. Graham;
2nd Vice-Chairman: W. R. Milner;
Executive Members:
Mrs. M. Sutherland, M. Blankstein, Miss M. E. Hay, J. Doole, W. W. Webb, F. McNamara.
Chairman of Winnipeg Branch:
D. G. Henderson
Portage la Prairie Representative:
W. H. Vopni
Altona Representative:
D. K. Friesen
Winkler Representative:
P. J. Kroeker

Now that the Winnipeg Branch is well established, the Manitoba Division is extending its programs to other provincial centers. Public meetings have been requested in Selkirk, Dauphin and Victoria Beach, and will be arranged with the help of Manitoba Hydro representatives in these and other towns during the year.

ONTARIO

The Toronto Region Branch of CPAC has proposed that the Toronto Metropolitan Corporation assume responsibility for the development of a Lake Ontario Waterfront Plan, unveiled in January after five years of study by eight different agencies.

The 20-year plan to develop the 40-mile shoreline from Ajax to Clarkson envisions a new airport south of Toronto Islands, a network of public parks and marinas, an outer Toronto harbour and apartments on a section of the islands to house 60,000 persons.

"Since CPAC was the originator of the concept of an overall Waterfront Plan, let us determine that CPAC will now work to turn the plan into reality," wrote Toronto Branch Chairman A. L. Murray in a circular letter to all members. "We must ensure that an effective agency with the necessary machinery to implement the plan is established."

Mrs. T. A. C. Tyrrell, chairman of

CPAC's Waterfront Committee, has invited branch members to express their views on the recommendation that Metro's agent in this development be the Toronto Harbour Commission. Alternatively, the branch suggested a provincial waterfront authority be established.

CPAC and TPIC members in the Ottawa area held a joint meeting in February to study the subject "Our Respective Functions and How We Can Work Together for Sound Economic Planning and Development."
National Capital Region Branch Honorary Chairman William Teron, developer of the Kanata "new town" 20 miles west of Ottawa, moderated a three-man panel composed of Macklin Hancock, TPIC national president; Alan Armstrong, CCURR executive officer; and Ernest Tonge, CPAC Ontario Division executive director.

QUEBEC

A complete reorganisation of the structures of the Divisional Office was started in 1967 and is continuing. Three important conferences were held: in February, a study session was held in Rivière-du-Loup to examine regional planning in the light of the experience conducted in the lower St. Lawrence region pursuant to the ARDA legislation. In June, we held our annual convention in Jacques-Cartier; more than 200 delegates were in attendance. But it was the study session held in Trois-Rivières last December which marked the beginning of our new orientation. More than 550 delegates (a provincial as well as a national record) were informed first-hand on the contents of the law and regulations which control the activities of the new Quebec Housing Corporation.
Within the context of our 1968 national theme, the program adopted by Divisional Council will concentrate on the task of educating the citizens more specifically responsible for planning. Besides the annual Convention to be held in Sept-Iles in June, two more conferences will likely be organized on the themes "Inter-Municipal Planning" and "The Cost and Financing of Community Planning". Those two conferences, organized under the same principle as the one held in Trois-Rivières, will allow examination of two crucial areas of concern for municipalities.

In the last few years, some exchange of views has taken place with the Quebec department of education in order to integrate notions of community planning in the school curriculum at all levels. To facilitate this task, the Division intends recruiting a large number of teachers and to form with their help a special committee responsible for the establishment of specific means for reaching our objectives with respect to the young citizen.
After a modest growth in the years 1962 to 1964, the number of members in the Division appeared stabilized at around 1200. A membership campaign was launched last November and by February '68 some 260 new members had been recruited. The campaign will be continuing indefinitely.

The principle followed by the Division is that the contribution received for the first year from a new member is spent on the recruiting of other members. We take this opportunity to thank our new members and we count on their cooperation to help us attain our common objectives.
M. Claude Delisle, Ing., a member of the Divisional Council, was appointed chairman of the special committee to organize the 1968 convention which will be held in Sept-Iles, P.Q., on 26, 27 and 28 June around the theme "Community Planning and Recreational Activities".

NEW BRUNSWICK

The New Brunswick Division of CPAC intends to widen its adult education program in 1968, encouraging citizens throughout the province to participate more actively in the planning process envisaged by the new N.B. Community Planning Act. A CPAC-sponsored regional conference to promote this aim is being organized this year.
The Division is also promoting the idea of forming CPAC branches in high schools and universities to awaken the interest and imagination of the younger generation in their changing environment. In Saint John, school authorities have expressed appreciation for CPAC's help in this regard.

NOVA SCOTIA

A single metropolitan transit system to solve the commuter ills of Halifax, Dartmouth and Halifax County was the consensus of nearly 100 interested citizens who considered the subject at a January meeting called by the Halifax Branch of CPAC.
In attendance, together with the public, were members of parliament, aldermen, county councillors, professional planners, architects, engineers, and many leading businessmen. They listened to a panel presentation on the subject, moderated by a well-known local television personality, which included an alderman from Halifax, one from Dartmouth, the warden of Halifax County, the chairman of the Regional Planning Commission, a representative of the Nova Scotia Light and Power Company, and the president of a provincial bus line. A spirited question and answer period followed the panel presentation.
Just before adjournment, the meeting recorded an overwhelming vote in favour of a Regional Transportation Commission, and it is expected that the Halifax Branch of CPAC will make representations to the various Councils that such a commission be formed. Halifax Branch is also considering forming a committee within the branch to set forth specific proposals of a Regional Transit Plan, with alternatives.

NEWFOUNDLAND

Pollution control, regional planning, land price inflation and the growing housing shortage are subjects dealt with by Editor S. J. Hefferton in the first 1968 issue of CPAC Newfoundland Division's "Community Planning Review". Editorial support is given to the growing demand for a federal Department of Housing and Urban Development, headed by a minister who "can give his undivided attention to finding practical measures to prevent a crisis in these important fields."
Several sustaining memberships in CPAC have resulted from the efforts of Hon. Mr. Justice J. D. Higgins at the annual conference of the Newfoundland Federation of Mayors and Municipalities, where the division chairman was a guest speaker. Now the division is planning to sponsor a two-day inter-provincial conference in central Newfoundland, aimed at creating greater citizen participation in community planning. The program would involve representatives from municipalities throughout the province and is tentatively scheduled to be held in mid-May.

La Division du Québec

Le thème pour 1968
Le Conseil National de l'Association Canadienne d'Urbanisme a choisi pour thème en 1968 "L'Education en urbanisme". Le Bureau de Direction de la Division du Québec a entériné ce choix et c'est là le thème qu'il vous propose pour l'année qui débute. Ce thème n'a pas été choisi au hasard. Vous avez pu lire dans l'un des derniers numéros de la REVUE Nationale que les membres du Conseil National se sont réunis du 5 au 9 juin dernier à l'abbaye de St-Benoît-du-Lac afin d'y tenir une séance de réflexion intense sur l'avenir de l'A.C.U. à l'occasion de son 21ième anniversaire de fondation. Venus de toutes les parties du pays, les délégués à cette séance s'étaient donné pour tâche de reviser et de redéfinir, si nécessaire, la philosophie de l'Association. Suite à cette séance à laquelle ont assisté trois délégués de la Division du Québec, les membres de votre Bureau de Direction ont voulu eux aussi profiter de l'occasion pour tenir leur séance de réflexion à Québec les 16 et 17 juin derniers. Ces deux séries de journées d'étude ont été des plus fructueuses et nous en avons tous tiré le plus grand profit.
Suite à ces séances de réflexion, il nous est maintenant possible, tant à l'échelle provinciale que nationale, de réorienter l'Association Canadienne d'Urbanisme selon les nouveaux objectifs établis lors de la séance de réflexion de St-Benoît-du-Lac.
Le thème national choisi pour 1968 reflète justement la préoccupation principale qui est ressortie de ces discussions.

Rétrospective de 1967
L'année 1967 s'est avérée fructueuse à plusieurs titres pour la Division du Québec. Une réorganisation profonde des cadres mêmes de notre Secrétariat a été mise en marche et se continue. Trois importantes manifestations ont marqué cette année: en février, des journées d'étude à Rivière-du-Loup nous ont permis de se pencher de près sur un exemple-type de planification régionale, soit le plan du B.A.E.Q. En juin se déroulait notre congrès annuel à Jacques-Cartier: plus de deux cents délégués ont assisté aux délibérations dans un atmosphère chaleureux. Ce sont réellement les journées d'étude sur la Société d'Habitation du Québec tenues en décembre à Trois-Rivières qui ont le plus marqué la nouvelle orientation que votre Bureau de Direction veut donner à l'Association dans les cadres du Québec. Plus de 550 délégués, un record non seulement provincial mais national pour une telle manifestation de l'Association, se sont inscrits.

Programme d'action pour 1968
Le programme d'action pour 1968, tel qu'adopté par le Bureau de Direction, prévoit s'attacher plus particulièrement durant les deux ou trois prochaines années à l'éducation du citoyen responsable de la planification. Outre le Congrès annuel qui doit être tenu à Sept-Iles en juin, nous envisageons actuellement la possibilité d'organiser deux manifestations importantes:
"La Planification Inter-Municipale"
"Le Coût et le Financement de l'Urbanisme"
Ces deux manifestations, bâties selon les mêmes principes que les journées d'étude de Trois-Rivières, permettront de toucher deux points cruciaux auxquels nos municipalités doivent faire face aujourd'hui.

L'Education du Citoyen
Cet aspect des objectifs de l'Association est celui qui s'avère peut-être le plus difficile à atteindre. Pourtant, l'éducation du citoyen est un élément préalable essentiel à sa participation efficace au processus de la planification. La nouvelle formule que nous désirons adopter pour la Revue de la Division du Québec nous permettra de mieux atteindre ce but.
Au cours des dernières années, des échanges de vues ont eu lieu avec le Ministère de l'Education aux fins d'intégrer au curriculum d'enseignement certaines notions d'urbanisme. Afin de faciliter ce travail d'éducation du futur citoyen, nous avons l'intention de recruter le plus grand nombre possible d'instituteurs à l'Association et de former avec leur aide un comité qui sera chargé d'élaborer les méthodes pour atteindre plus facilement le jeune citoyen afin de lui inculquer certaines notions de base.

Recrutement
Après un accroissement considérable durant les années 1962 à 1964, le nombre de membres de l'Association semblait avoir atteint un certain plafond et se maintenait difficilement autour de 1000. Une campagne de recrutement a été inaugurée en novembre et nous avons eu le plaisir durant les deux premiers mois de cette campagne de recrutement d'accueillir quelques 200 nouveaux membres. Nous leur souhaitons la bienvenue et comptons sur leur étroite collaboration pour nous aider à atteindre les objectifs de l'Association. Cette campagne de recrutement, tout comme c'est le cas maintenant pour la publication de la Revue et pour l'organisation de journées d'études, est faite sur une base d'autofinancement.

Congrès 1968 à Sept-Iles
M. Claude Delisle, ing., membre du Bureau de Direction, a été nommé Président du Comité d'Organisation de notre Congrès Annuel qui sera tenu en juin à Sept-Iles. Vous trouverez d'ailleurs dans la Revue tous les détails du programme préliminaire que nous avons élaboré à cette occasion.

POINT TO POINT

By R. W. HIGGS,
Member, CPAC National Capital Region Branch

"There can never be too much care exercised in the preservation of vistas opening on Parliament Hill." — Jacques Gréber

Report on the National Capital, 1950, p. 250

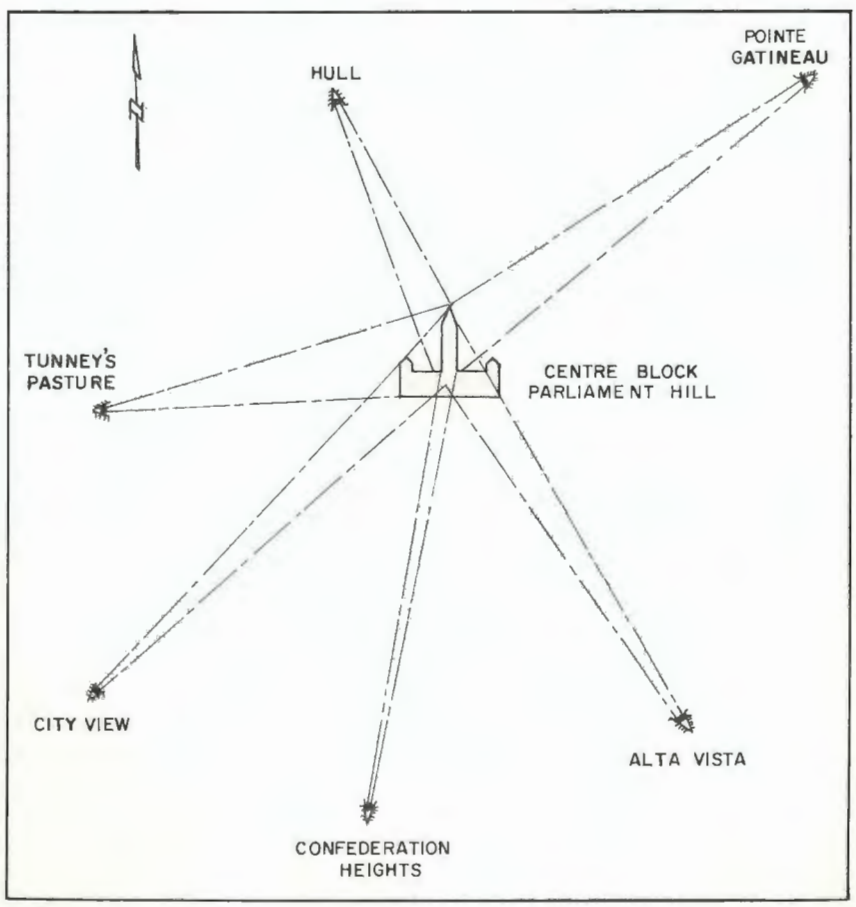
CANADA'S CAPITAL has often been compared to that of the United States — both cities have had the benefit of eminent French planners, both have been designed to take advantage of natural promontories to enhance their beauty. But, whereas L'Enfant's Grandes Allées and the open view to the Capitol have been preserved and enhanced, Ottawa has rapidly constructed building after building which restrict not only the pedestrians' and motorists' view of the Peace Tower but the aerial view as well.

In Gréber's plan for Ottawa, he noted that "the Parliament Buildings and the Hill are, in the public mind, the symbol of the Capital. The Peace Tower, which crowns the whole composition, has the same meaning to Canadians that the dome of the Capitol in Washington has to Americans." Gréber pointed out several views which should be preserved; some of which are indicated on the accompanying sketch. He also proposed a major lookout on the Quebec side of the Ottawa River which would provide a view of the Parliament Buildings not unlike the view of Washington from Arlington in Virginia.

This is not to say that the rejuvenation of Ottawa's central business district, with its magnificent new buildings, does nothing to improve Ottawa's skyline. Quite the contrary. Nevertheless, it is the loss of the vistas opening on Parliament Hill that is regrettable. The Americans always seem to be ahead of us in the preservation of history. It seems like an injustice to Mr. Gréber that we should not do as much for his plan as Washington has done for L'Enfant.

In Washington, Congressional statute and the city zoning laws prohibit private construction above 130 feet. This policy has helped preserve a skyline dominated by the Capitol and the Washington Monument. Has Ottawa made a mistake in breaking through the 150-foot ceiling? Apparently so.

After all, the planning of our National Capital is dedicated to the memory of Canadians who gave their lives to the nation in the second world war. Let it be a fitting memorial rather than a commercial expedient.



READERS' FORUM

Your comments on REVIEW articles, or on any subject of general interest to CPAC members, are invited for publication in this dialogue department of your magazine. The editor will try to obtain answers to your questions and, whenever possible, rebuttal from authors whose statements you may disagree with.

Editor:

The recent article entitled "Problems of Urban Renewal and Housing" which appeared in the Winter '67 issue of COMMUNITY PLANNING REVIEW established some very important points in the urban renewal process but also left me with some very serious questions. The authors, Mr. W. R. Kellough and Mr. J. W. Beaton, clearly established the problems of relocation and development timing in urban renewal projects. They also made effective argument for higher densities of land use and particularly provided a case for row housing as a suitable land use in our contemporary society.

However, I am not aware of any publication, piece of legislation, or administrative edict that specifically rules that reducing the density is the basic intention for an urban renewal area. In fact, in a recent survey of urban renewal across Canada, the vast majority of the cases revealed an increase in density.

Secondly, while the authors clearly established the idea that urban renewal and housing are dissimilar topics, would they not agree that the relationship between the two is extremely crucial? It would appear that they feel that the "trickling down process" will work during periods of market stability. However, the evidence of our research has suggested that even in the case of an over-productive medium-priced residential market, that the "trickling down process" is not and will not provide an adequate supply of housing for low income groups. There is also a suggestion that subsidized housing could taper off if a five-year period of stability occurred in residential construction. Do the authors have any evidence to suggest that such a period of stability can occur, particularly in the face of a rapid increase in population?

The last point I would like to raise is perhaps not as clearly related to urban renewal but has particular reference to the authors' criticism of servicing costs in residential development. Our evidence suggests that servicing costs have remained relatively stable and only account for a very small percentage of the land cost. In addition, research conducted by the University of California Planning School (Berkeley) indicates that the integration of servicing costs in the initial stage of development is the most equitable and most reasonable method of financing such improvements. Do the authors of this article have evidence that suggests otherwise?

Sincerely,
Robert W. Collier
Assistant Professor,
School of Community & Regional Planning
University of British Columbia
Vancouver, B.C.

Editor:

Professor Collier's observations give us an opportunity to enlarge upon some of the most significant and least understood aspects of our study.

Urban Renewal Density

This is a question, really, of what figures Professor Collier has reference to. It is conceivable that house-for-house or apartment-for-house, the before and after densities are equal or perhaps even greater afterwards. What has been overlooked is that in most urban renewal areas a house does not represent a single unit of accommodation. We say this factually because our firm have been consultants in all recent public urban renewal developments in Toronto. When a house is demolished in a renewal area it can represent accommodation for as many as four families. While we do not dispute that it is inferior accommodation, the blunt fact remains that very often three or four families are turned out to be replaced with one.

The Normal Process of "Percolation"

The failure of the municipalities to come to grips with the problem of density over the past five years at least and probably over the past 10, has developed a critical situation that is now beyond normal remedial measures. Instead of considering ways and means to increase density and pro rate servicing costs per acre over a greater number of units, they have in fact compounded the situation by lowering density and increasing servicing standards.

While there has been a "percolation process", it has been disguised by price increases resulting from other causes so that it is not apparent. It goes on nonetheless, since, as we stated, it is not possible under current economic conditions to build houses in the low-price range required. The answer lies in massive construction of the lowest-priced house that it is possible to build to a point where a degree of over-supply will force percolation of price down through the present artificial minimum price barriers.

Unless there are some statistical figures that we have not seen, it is our impression that the population is increasing no more rapidly now than it has for the past 10 years. In this context, there may well be some misunderstanding since our article was concerned with the population in Toronto, not that of Canada or other portions thereof.

The problem is, of course, that we are now facing the cumulative effect of 10 years of population increase with little having been done about housing during that period. Critical situations require emergency measures, and perhaps we did not explain with sufficient clarity that our five-year period of stability must be prefaced by a massive injection of the lowest-priced accommodation that can be currently constructed.

We do not see any evidence that a

period of stability is imminent; in fact to the contrary, a study in rent inflation which we have just completed indicates a prolonged period of doubling up. Once stability is accomplished, it was our opinion that it would still take five years before the normal process could replace public subsidization.

Servicing Costs

While there may be evidence to suggest that servicing costs have remained stable, throughout Ontario this has not been the case, Sewers, water, and roads have all increased in price; higher municipal servicing and lot-size requirements have aggravated this situation. While the integration of servicing costs with the cost of building lots in the initial stage of development is certainly a fair and equitable method of allocating the cost burden, it is neither more nor less fair than the use of local improvement taxes which similarly apply the cost of the improvements, including interest, against the lands benefitting from them.

The integration of land and servicing costs in the price of the house is not the most reasonable method of financing such improvements however, since the improvements are exposed to markups in price by subdivider and builder and are ultimately financed at house mortgage rates. It is cheaper for the municipality to finance essential services at municipal rates at the first level of cost, than to put these costs through the subdivision process.

On the basis of the sale of houses with substantial mortgage encumbrance (nearly all new houses sold), a recent investigation which is to be published has found that the interest and profit load for the cost of servicing is in ratio of 28 to 60 for municipal financial services as opposed to their integration in the house cost. We cannot vouch for these figures but they were cited to us by the analyst concerned. Certainly the principle is valid.

The adaption of local improvement principles to modern conditions is a major subject, the surface of which has been barely scratched by government, planners and the academic community alike.

J. W. Beaton, B.Com., C.A.
W. R. Kellough, A.S.A., S.R.A.

PIONEER PLEASED

National President Graham Murray deeply appreciated receiving the following letter from Dr. Frank E. Buck, one of CPAC's honorary members, now living in retirement in Vancouver, B.C.:

"As one who is in his 94th year and has been associated with planning in Canada since 1914, when I worked with the late Thomas Adams, the pioneer planner for Canada, I wish to congratulate you for your excellent "Preview" in the last issue of the REVIEW.

"Over 20 years ago, I recall attending a meeting held in the office of the Vancouver Town Planning Commission with the late Sandy Walker, secretary of the commission, and an official from Ottawa to discuss the possibility of starting such an association.

"It is most encouraging to note the progress made during the past 21 years of this Association, and the great help it has been to both city and rural planning in Canada."

Let's Standardize Building Codes!

ADOPTION of the National Building Code by all municipalities is being urged by an increasing number of professional, manufacturing and labour associations in Canada, as a practical way to help overcome this country's serious housing shortage.

Faced with mounting costs and less federal mortgage money in 1968, many builders feel that local governments could expedite badly-needed home construction by thus standardizing their building bylaws. The present complexity, confusion and contradictions in municipal codes and regulations hampers development and destroys much of the natural cost-saving of modern manufacturing methods.

At its 50th annual convention in Ottawa in January, the Canadian Construction Association passed a resolution "strongly urging the general adoption" of the National Building Code, and its supplements (including housing standards) to facilitate uniformity, safety, efficiency and economy in the construction industry. A few days earlier, at its 25th annual convention in the same city, the National House Builders Association took a similar stand.

"Provincial governments should bring order out of chaos by *insisting* that municipalities adopt the National Building Code in its entirety, without amendment," wrote CANADIAN BUILDER editor Clifford Fowke, a vigorous campaigner for such standardization. "It would refute the specious claims by cities like Toronto and Montreal that they need special provisions because of their local situation. The National Building Code does this for them already, so up-to-date and knowledgeable are its terms."

Under continuous review by the National Research Council's Associate Committee, the Code includes Residential Standards first issued in 1965. The fifth series of revisions to these Standards was published in December 1967 and will become effective for all CMHC loans on 1 May 1968, but NHA borrowers may apply the revisions immediately at their discretion.

At the end of 1967, 75% of the Canadian population lived in areas where the National Building Code had been wholly or partially adopted. Of 644 towns in Canada, 429 use the code in whole or in part. Of 1,135 villages, only 25% use all or part of it. The most severe problems, however, seem to be in and around the big cities. Builders in the Montreal area, for example, have to struggle with the varying requirements of some 20 suburban municipalities.

Although no panacea for Canada's housing problems, quick action by provincial and municipal authorities in standardizing their codes would undoubtedly help speed up construction and put a damper on the cost spiral.

CPAC NATIONAL LIBRARY

These recent additions to the bookshelves of CPAC's National Library, and many others of interest to community planners, are available to Association members on a one-month loan basis. Books and reports will be sent by mail on the understanding that return postage will be paid by the borrowers.

A mimeographed National Library accession list will be sent free to CPAC members on request. Please add these titles to your list, and quote index number when ordering books.

B.W8 *Reducing Seasonal Unemployment in the Construction Industry*, by Jon Wittrock. Organisation for Economic Co-operation and Development, Paris, 1967. Methods of stabilising construction activity and employee income with studies of methods used in 15 member countries, pp. 284.

D.C8 *Canadian Wood-Frame House Construction*, Central Mortgage and Housing Corporation, Ottawa, 1967, pp. 193. Efficient designs, suitable materials, and details of sound construction for those with or without construction experience – with detailed drawings and tables. En français: *Construction de Maison à Ossature de Bois – Canada.*

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VINCENT MASSEY 1887 – 1967

HIS EXCELLENCY, the Right Honourable Vincent Massey, C.H., Canada's first native-born Governor General, was also the fiirst Patron of the Community Planning Association of Canada. Mr. Massey accepted this honorary CPAC position in 1959, soon after his retirement from Rideau Hall to the comparative solitude of his private estate, "Batterwood", near Port Hope, Ont.

Our Patron died in London, England, in his 81st year as Canada's Centennial Year drew to a close. After a state funeral in Ottawa, his body was returned for burial in the country church graveyard beside his family home. On behalf of all CPAC members, a telegram extending sympathy was despatched from National Office to Mr. Hart Massey, who replied, "I would be grateful if you could express to the National President and the members of the Community Planning Association of Canada my thanks for their kind telegram about my father who valued highly his connection with your Association."

A man of many talents and varied interests, Mr. Massey was genuinely concerned with the improvement of the environment in which we live. In a speech to CPAC's National Planning Conference in Ottawa more than a decade ago, the late Governor General said:

"We need not remind ourselves of the varied beauties of our country—of the opportunities given by climate and landscape to a bold, able and adventurous people, equipped with all the aids of modern science and invention. But I think we would all agree that we have not fully responded to the challenge offered by nature. Perhaps, indeed, we hardly saw that she was challenging us . . .

"We have a supreme task, which is nothing less than that of creating well-being through environment. I hope I may not be quoted as saying that man should seek first town planning and all else will be added unto him. But I do believe—and please quote me!—that without town planning there will be a very restricted "good life" in Canada.

"Few countries in the world today offer the planner such limitless opportunities."

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